

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 26, 2019
VAN NUYS CITY COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

Commission Vice President Vahid Khorsand called the regular meeting to order at 8:36 a.m. with Commissioners, David H. Ambroz, Helen Leung and Marc Mitchell in attendance.

Commissioners Karen Mack, Samantha Millman and Veronica Padilla-Campos were not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Kevin J. Keller, Executive Officer, Lisa M. Webber, Deputy Director, and Oscar Medellin, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy, Administrative Clerk and Denise Otero, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of Planning, had no report.
- Oscar Medellin, Deputy City Attorney, had no report.
- There were no requests by the any of the Commissioners.
- Minutes of Meeting:
Commissioner Choe moved to approve the Minutes of Meeting September 12, 2019.
Commissioner Ambroz seconded the motion and the vote proceeded as follows:

Moved: Choe
Second: Ambroz
Ayes: Khorsand, Leung, Mitchell, Perlman
Absent: Mack, Millman, Padilla-Campos

Vote: 6 – 0

MOTION PASSED

ITEM NO. 2**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

ITEM NO. 3**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsiderations.

Commissioner Mack joined the meeting at approximately 8:41 a.m.

**ITEM NO. 5a
CONSENT CALENDAR****MOTION:**

Commissioner Khorsand moved to approve the consent calendar. The action was seconded by Commissioner Choe:

CPC-2015-2956-VZC-DB-CUB-SPR

CEQA: ENV-2015-2957-EIR

Plan Area: West Los Angeles

Council District: 11 – Bonin

Last Day to Act: 09-26-19

PUBLIC HEARING – Completed July 16, 2019

PROJECT SITE: 11650 – 11674 West Santa Monica Boulevard;
1551 South Barry Avenue; 1560 South Barrington Avenue

PROPOSED PROJECT:

Construction and operation of a new five-story 316,520 square-foot mixed-use development, comprised of 64,759 square feet of ground-floor and mezzanine-level grocery store and restaurant uses along Santa Monica Boulevard and 180 residential apartments (20 of which would be set aside for Very Low Income households), over three levels of subterranean parking (up to 40.0 feet in depth), on a 2.6-acre (114,563 square-foot) vacant site. The Project would be a maximum of 62 feet in building height, with a maximum Floor Area Ratio ("FAR") of 3:1. The Project would also include the installation of rooftop-mounted cellular antennas on 8-foot poles with supporting equipment cabinets. Excavation activities would result in the export of 152,000 cubic yards of soil from the site.

1. Find that the City Planning Commission has reviewed and considered the information contained in the Draft Environmental Impact Report No. ENV-2015-2957-EIR (SCH. 2016051027), dated December 2018; the Final EIR, dated June 2019; and Errata, dated September 2019;

(collectively, Santa Monica and Barrington Project EIR); as well as the whole of the administrative record; and

Certify that:

- a. The Santa Monica and Barrington Mixed-Use Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Santa Monica and Barrington Mixed-Use Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
- c. The Santa Monica and Barrington Mixed-Use Project EIR reflects the independent judgment and analysis of the lead agency.

Adopt the following:

- a. The related and prepared Santa Monica and Barrington Mixed-Use Project Environmental Findings; and
- b. The Mitigation Monitoring Program prepared for Santa Monica and Barrington Mixed-Use Project EIR (Exhibit B, dated September 26, 2019);
2. Approve and recommend, that City Council adopt, pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1VL, R3-1VL, and P-1VL to (T)(Q)C2-1VL;
3. Approve, pursuant to LAMC Section 12.22 A.25 (g), a Density Bonus Compliance Review for a Housing Development Project totaling 180 dwelling units and reserving 11 percent (20 dwelling units) of its units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives:
 - a. An On-Menu Incentive to permit a FAR of 3:1, in lieu of the maximum 1.5:1 otherwise permitted in the proposed C2-1VL Zone;
 - b. An On-Menu Incentive to permit a building height of 56 feet, in lieu of the maximum 45 feet and three stories otherwise permitted in the C2-1VL Zone; and
 - c. A Waiver of Development Standard to permit a building height of 62 feet and five stories, in lieu of the maximum 56 feet otherwise permitted;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in a grocery store including a restaurant/cafe and wine tasting area; and
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated September 23, 2019; and
7. Adopt the Findings.

Moved: Choe

Second: Ambroz

Ayes: Khorsand, Leung, Mack, Mitchell, Perlman

Absent: Millman, Padilla-Campos

Vote: 7 – 0

MOTION PASSED

ITEM NO. 6**CPC-2018-2372-GPA-ZC-PUB**

CEQA: ENV-2018-2373-CE

Plan Area: Encino – Tarzana

Council District: 5 – Koretz

Last Day to Act: 09-29-19

PUBLIC HEARING – Completed June 24, 2019**PROJECT SITE:** 5001 North Balboa Boulevard**IN ATTENDANCE:**

Adrineh Melkonian, City Planning Associate, Claudia Rodriguez, City Planner and Michelle Levy, Senior City Planner, representing the Department.

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Rehabilitation and adaptive reuse of former Fire Station 83 into a non-profit Community Center. The City-owned project site is approximately 15,682 square feet. The Project will consist of an approximately 5,591 square foot building, including the 495 square foot proposed addition, and will be approximately 31-feet in height. The Project proposes 11 surface vehicle parking spaces.

1. Determine, based on the whole of the record, the Project is exempt from CEQA, pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1 and Section 15331, Class 31, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and recommend, that the Mayor and City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the Encino-Tarzana Community Plan to re-designate the land use from Public Facilities to Medium Residential;
3. Approve and recommend, that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change from [Q]PF-1XL to (Q)R3-1XL; and
4. Approve, pursuant to LAMC Section 14.00 B, an Alternative Compliance Approval for a Public Benefit Project to permit the following alternative methods of compliance with performance standards 7 and 14 of LAMC Section 14.00 A.5 specifically:
 - a. To permit the Project, an existing building being adaptively reused, to be higher than structures on adjoining property or across the street or alley from the use; and
 - b. To waive street improvements and dedications along the adjacent streets, alleys and sidewalks from meeting required standard dimensions;
5. Adopt the Conditions of Approval, as modified by the Commission; and
6. Adopt the Findings.

Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Khorsand
Second: Mack
Ayes: Ambroz, Choe, Leung, Mitchell, Perlman
Absent: Millman, Padilla-Campos

Vote: 7 – 0**MOTION PASSED**

ITEM NO. 7**CPC-2019-1344-ZC-HD-CU-SPR**

CEQA: ENV-2019-1345-ND

Plan Area: Reseda – West Van Nuys

Council District: 6 – Martinez

Last Day to Act: 09-26-19

PUBLIC HEARING HELD**PROJECT SITE:** 15640 –15700 West Roscoe Boulevard**IN ATTENDANCE:**

James Howe, City Planning Associate, Jordann Turner, City Planner and Nicholas Hendricks, Senior City Planner, representing the Department; and Mee Semcken, Lee Consulting Group, LLC, representing the Applicant.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of an existing 8,316 square foot office/commercial structure and the construction, use, and maintenance of a new 7-story, 86 feet in height, self-storage facility (StorQuest) with approximately 123,950 square feet of space, inclusive of a 750 square foot office, providing 24 parking spaces.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-1345-ND, as circulated on June 14, 2019 ("Negative Declaration"), and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Negative Declaration;
2. Approve and recommend, that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from M2-1 to M2-2;
3. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to permit a storage building for household goods, including truck rentals, in the M2 Zone within 500 feet or fewer from an A or R Zone or residential use;
4. Approve, pursuant to LAMC Section 12.24 F, a Determination to permit a height increase to 86 feet, in lieu of the otherwise permitted 37 feet, in association with a Conditional Use request;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area;
6. Adopt the Conditions of Approval, as modified by the Commission; and
7. Adopt the Findings.

Commissioner Mitchell seconded the motion and the vote proceeded as follows:

Moved: Ambroz

Second: Mitchell

Ayes: Khorsand, Choe, Leung, Mack, Perlman

Absent: Millman, Padilla-Campos

Vote: 7 – 0**MOTION PASSED**

ITEM NO. 8**CPC-2018-89-DB-SPR-SPP**

CEQA: ENV-2018-90-CE

Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield

Last Day to Act: 09-26-19

PUBLIC HEARING – Completed June 25, 2019**PROJECT SITE:** 19336 – 19360 West Ventura Boulevard**IN ATTENDANCE:**

Lucerito Martinez, City Planning Associate, Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal Planner representing the Department; Heather Waldstein and Brad Rosenheim, Rosenheim & Associates, Inc., representing the Applicant; and Andrew Pennington, representing the Office of Councilmember Blumenfield.

MOTION:

Commissioner Choe put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of existing car wash, restaurant, and oil lubrication center (approximately 10,450 total square feet of commercial floor area) to construct a new four-story, 54-foot high, 57,680 square foot, mixed-use building with 59 residential dwelling units (11 percent of the total units or seven units set aside for Very Low Income Households) and 8,533 square feet of ground floor commercial floor area. The Project includes 146 parking spaces in one level of subterranean parking and one level of at-grade parking.

1. Determine, based on the whole of the record, the Project is exempt from CEQA, pursuant to CEQA State Guidelines, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a mixed-use project with 59 residential units (seven units set aside for Very Low Income Households) and approximately 8,533 square feet of commercial space, with the following requested incentives and waivers of development standards:
 - a. On-Menu incentive to allow an increase in FAR from 1:1 to 1.78:1 per LAMC Section 12.22 A.25(f)(4), for a property within 1,500 feet of a major Transit Stop;
 - b. On-Menu incentive to allow an 11-foot height increase/one story to permit a four-story, mixed-use building with a height 54 feet to the top of the elevator shaft along the Ventura Boulevard elevation per LAMC Section 12.22 A.25(f)(5); and
 - c. Waiver of Development Standards for transitional height per LAMC Section 12.22 A.25(g)(3);
3. Deny, a Waiver of Development Standards to permit a 5-foot landscape buffer in lieu of the required 10-foot per LAMC Section 12.22 A.25(g)(3) for a relief from a Specific Plan Standard;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of more than 50 dwelling units;
5. Pursuant to Section 11.5.7 C, a Project Permit Compliance Review for a new mixed-use project within the Ventura/Cahuenga Boulevard Corridor Specific Plan and the demolition of existing commercial uses onsite;
6. Adopt the Conditions of Approval, as modified by the Commission; and
7. Adopt the Findings.

Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Choe
Second: Khorsand
Ayes: Ambroz, Leung, Mack, Mitchell, Perlman
Absent: Millman, Padilla-Campos

Vote: 7 – 0

MOTION PASSED

ITEM NO.9

DIR-2018-4135-TOC-SPR-1A

CEQA: ENV-2018-4136-CE

Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 10-22-19

PUBLIC HEARING HELD

PROJECT SITE: 714 South Grand View Street; 716 – 760 South Grand View Street

IN ATTENDANCE:

Nuri Cho, City Planning Associate, Kevin Golden, City Planner and Jane Choi, Senior City Planner, representing the Department; Jim Ries, Craig Lawson & Co., LLC, representing the Applicant; Alejandra Castro, Appellant; and Gerald Gubutan, representing the Office of Councilmember Cedillo.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of 18 duplexes containing a total of 36 units for the construction, use and maintenance of a six-story, multi-family residential building containing 100 dwelling units, including a market-rate manager's unit, 25 units restricted to Extremely Low Income Households and 74 units restricted to Low Income Households. The proposed building will have a maximum height of 85 feet, as measured from grade to roof structures, and contain a total of 120,000 square feet of floor area. The Project will provide 25 automobile parking spaces, 75 long-term bicycle parking stalls, and seven short-term bicycle parking stalls. A total of 9,105 square feet of open space will be provided within two courtyards and two roof decks.

1. Determine, that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines, Section 15300.2 regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain the Director of Planning's Determination;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 100 dwelling units, reserving 25 units for Extremely Low Income Household occupancy and 74 units for Low Income Household occupancy for a period of 55 years, with the following Base and Additional Incentives:
Base Incentives:

- a. Floor Area Ratio (FAR). An increase in the FAR to permit a maximum of 3.97:1 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1 for the R4-1-zoned lots (Lots FR 10, FR 11, and FR 12 of Dodd and O'Gara's Resubdivision of BLK "B" of the Lake Shore Tract); and
 - b. Parking. No required vehicular parking for all residential units;
Additional Incentives:
 - c. Front and Rear Yards. A reduction in the minimum front yard setback to permit a 7 feet in lieu of 15 feet as otherwise required by LAMC Section 12.11 C.1, and a reduction in the minimum rear yard setback to permit 14.4 feet in lieu of 18 feet as otherwise required by LAMC Section 12.11 C.3;
 - d. Open Space (Usable Open Space). A reduction in the minimum usable open space to require 9,094 square feet in lieu of 12,125 square feet as otherwise required by LAMC Section 12.21 G.2; and
 - e. Open Space (Trees). A reduction in the minimum number of trees to require 19 trees in lieu of 25 trees as otherwise required by LAMC Section 12.21 G.2.;
4. Approve with conditions, pursuant to LAMC Section 16.05, a Site Plan Review for a 100-unit multi-family residential development project which results in an increase of 50 or more dwelling units;
 5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated September 23, 2019; and
 6. Adopt the Findings.

Commissioner Leung seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Leung
Ayes: Ambroz, Choe, Khorsand, Mack, Mitchell
Absent: Millman, Padilla-Campos

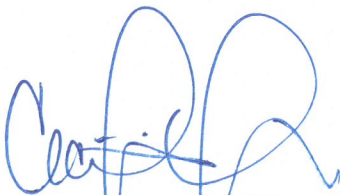
Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 11:55 a.m.



Vahid Khorsand, Vice President
Los Angeles City Planning Commission



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission



Helen Leung, Commissioner
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

OCT 10 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**