

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, OCTOBER 24, 2019 after 8:30 a.m.
VAN NUYS CITY COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410**

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant

cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at <https://planning.lacity.org> by selecting "About", "Commissioners", and the link for "Rules and Operating Procedures". All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at per.planning@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- State Legislative Update on Approved Planning and Housing Bills
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – October 10, 2019

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (5a)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. [CPC-2019-2707-DB-CU](#)
CEQA: ENV-2019-2708-CE
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 10-26-19

PUBLIC HEARING – Completed August 27, 2019

PROJECT SITE: 1130 – 1134 North Orange Drive

PROPOSED PROJECT:

Demolition of existing structures and the construction, use, and maintenance of a new, five-story, 57-foot, 6-inch high, multi-family residential building consisting of 24 dwelling units, of which three units will be reserved for Very Low Income Households. The Project will provide 17 automobile parking spaces located within one subterranean level.

REQUESTED ACTIONS:

1. Pursuant to Pursuant to CEQA Guidelines, Section 15332, Class 32, 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. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 24 dwelling units, of which three will be set aside for Very Low Income Households, with vehicular parking provided pursuant to Assembly Bill 744, and requesting the following incentives and waivers of development standards:
 - a. An On-Menu incentive to allow a northerly side yard of 6 feet, 7 inches in width in lieu of the otherwise required 8 feet pursuant to LAMC Section 12.10 C.2;
 - b. An On-Menu incentive to allow a front yard of 12 feet in depth in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.10 C.1;
 - c. An On-Menu incentive to allow a maximum floor area ratio of 3.6 to 1 in lieu of the otherwise permitted 3 to 1 pursuant to LAMC Section 12.21.1 A;
 - d. An Off-Menu waiver to allow a maximum height of 57 feet, 6 inches in lieu of the otherwise permitted 30 feet in the R3-1XL Zone pursuant to LAMC Section 12.21.1 A and Footnote No. 4 of the Hollywood Community Plan; and
 - e. An Off-Menu waiver to allow a rear yard of 10 feet in depth in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.10 C.3; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25.

Applicant: Orange Flats, LLC
Representative: Michael Gonzales, Gonzales Law Group

Staff: Courtney Shum, City Planner
courtney.shum@lacity.org
(213) 978-1916

6. [CPC-2019-1098-MS](#)
CEQA: ENV-2019-1099-CE-ND
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PROPOSED PROJECT:

The Project involves the adoption of the proposed Citywide Design Guidelines. The proposed Guidelines will supersede the existing Residential, Commercial and Industrial Guidelines that were previously adopted in June 2011 and consolidate them into a single document.

RECOMMENDED ACTIONS:

1. Recommend that the Commission determines, based on the whole of the administrative record, that the proposed guidelines are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15308, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; direct staff to file the Notice of Exemption with the County Clerk's office (see Exhibit B.1);
2. Recommend that the Commission find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-1099-CE-ND ("Negative Declaration") (Exhibit B.2), 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;
3. Recommend the adoption of the proposed Citywide Design Guidelines (Exhibit A); and
4. Recommend that the Commission direct the Department to update the "best practices" sections of the Guidelines on an as-needed basis to reflect up-to-date design practices.

Staff: Claire Bowin, Senior City Planner
claire.bowin@lacity.org
(213) 847-3710

7. **ADVISORY NOTICE: ABOVE-GRADE PARKING**

CEQA: N/A
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PROPOSED PROJECT:

The Project involves an update to the Advisory Notice to Applicants Relative to Above-Grade Parking. The updated Notice will supersede the existing Notice that has been in effect since October 27, 2016.

RECOMMENDED ACTION:

1. Endorse the Advisory Notice to Applicants Relative to Above-Grade Parking, attached as Exhibit A.

Staff: Claire Bowin, Senior City Planner
claire.bowin@lacity.org
(213) 847-3710

8. **CPC-2014-1361-ZC-MCUP-SPR**

CEQA: ENV-2014-1362-EIR
Plan Area: Van Nuys - North Sherman Oaks

Council District: 4 – Ryu
Last Day to Act: 11-15-19

PUBLIC HEARING – Completed September 4, 2019

PROJECT SITE: 14130 and 14154 West Riverside Drive;
4715 – 4745 North Hazeltine Avenue

PROPOSED PROJECT:

Construction of 298 multi-family residential units and 39,241 square feet of commercial uses. These new uses would be provided within three new buildings located to the north and west of the existing Sunkist Building. The Project would provide 1,345 parking spaces within above- and below-grade parking levels within the northern and western portions of the Project Site and within

an above- and below-grade parking structure within the eastern portion of the Project Site. In total, the Project would include up to 359,795 square feet of new floor area.

Final EIR Reduced Alternative 5 would include 249 multi-family residential units and 27,470 square feet of commercial uses. These new uses would be provided within two new buildings located to the north of the existing Sunkist Building. The Reduced Alternative 5 would provide 1,141 parking spaces within above- and below-grade parking levels within the northern portion of the Project Site, a surface parking lot within the eastern portion of the Project Site, and an above- and below-grade parking structure within the western portion of the Project Site. In total, the Reduced Alternative 5 would involve the development of up to 287,924 square feet of new floor area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified ICON Sherman Oaks Project Environmental Impact Report No. ENV-2014-1362-EIR (SCH No. 2014071001), certified on September 10, 2019, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from P-1L-RIO, PB-1L-RIO and C2-1L-RIO to C2-1L-RIO for Proposed Lot 1 and P-1L-RIO, PB-1L-RIO and C2-1L-RIO to RAS3-1L-RIO for Proposed Lot 2;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption at up to three establishments, and on-site consumption for up to two establishments; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase in 50 or more dwelling units.

Applicant: John Tesoriero, IMT Capital II Sherman Oaks, LLC
Representative: Dave Rand, Armbruster, Goldsmith and Delvac LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

9. [CPC-2016-3866-VZCJ-SPR](#) Council District: 3 – Blumenfield
CEQA: ENV-2016-3865-MND Last Day to Act: 10-25-19
Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills

PUBLIC HEARING – Completed August 23, 2019

PROJECT SITE: 7111 – 7123 North Winnetka Avenue

PROPOSED PROJECT:

Demolition of an existing, one-story, 21,489 square-foot medical building and associated parking lot, and the construction of a new, four-story, 154 unit apartment building. The building will have a maximum height of 45 feet and a total floor area of 162,559 square feet, on a site comprised of two parcels with a total combined area of 70,276 square feet (after dedications). A total of 209 vehicular parking spaces will be provided on the ground level and within one level of subterranean parking. The Project will provide an interior courtyard, a community recreational room, a rooftop deck, pool area, and community gym. A portion of the subterranean parking garage will extend within the P-1VL-RIO zone, while all other habitable portions of the structure have been set back to be located outside of the P-1VL-RIO zone.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3865-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from (Q)C2-1VL-RIO to RAS4-1VL-RIO, with the exception of the portion zoned P-1VL-RIO which shall remain P-1VL-RIO;
3. Pursuant to LAMC Section 11.5.11 (e), three Developer Incentives for an Affordable Housing project as follows:
 - a. To permit a four foot front yard setback in lieu of the required five foot front yard setback, as required in the RAS4 Zone;
 - b. To permit a four foot northern side yard setback in lieu of the required five foot side yard setback, as required in the RAS4 Zone; and
 - c. To permit a zero rear yard setback from the existing P-1VL-RIO Zone, in lieu of the required fifteen foot rear yard setback, as required in the RAS4 Zone; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review approval for a project which creates, or results in an increase of 50 or more dwelling units.

Applicant: George Shakiban, Rainbow Investments, LLC
Representative: Athena Novak, AHN & Associates, LLC

Staff: Valentina Knox-Jones, City Planner
valentina.knox.jones@lacity.org
(818) 374-5038

10. [DIR-2018-4336-TOC-1A](#)
CEQA: ENV-2018-4337-CE
Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 2 – Krekorian
Last Day to Act: 11-11-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 3862, 3864, 3864 ½ North Riverton Avenue;
10867 West Fruitland Drive

PROPOSED PROJECT:

Demolition of the existing duplex and triplex (five-units total) and the construction of a new five-story, 19-unit apartment building with a height of 56 feet to the parapet line and 70 feet to the top of the rooftop structures, with one level of underground parking, and at-grade parking. The site is located in a Tier 3 Transit Oriented Community area and is setting aside 14 percent of the total units (three units) for Very Low Income households.

APPEAL:

Appeal of the August 28, 2019, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, a 70 percent increase in density, a 50 percent increase in Floor Area Ratio (FAR) and automobile parking consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3 incentives to permit 19 dwelling units by reserving 14

percent of the units for Very Low Income Households, in addition with the following additional incentives:

- a. Height. An increase in height of 22 feet to permit a height of 67 feet in lieu of the 45 height limit in Height District 1, in accordance with the maximum 22-foot height increase allowed for Tier 3 additional incentives. This height increase will include the building as well as a portion of the stairs/elevator shaft. Any additional height needed for the stairs/elevator shaft will be allowed pursuant to 12.21.1 B.3;
 - b. Open Space. A 16 percent reduction to permit a minimum of 1,892 square feet of open space as permitted by Tier 3 additional incentives in lieu of the minimum 2,225 square feet required by LAMC Section 12.21 G.; and
 - c. Side Yards. A 30 percent reduction in side yards to provide 5.6-foot easterly and westerly side yards as permitted by Tier 3 additional incentives in lieu of the required 8-foot side yards required by LAMC Section 12.10; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Abe Abraham & Keyvan Moradian
Representative: Daniel Ahadian, Nur – Development | Consulting

Appellant: Steven E. Kelley, Herbert P. Kouba, et al.

Staff: Lucerito Martinez, City Planning Associate
lucy.martinez@lacity.org
(818) 374-5058

11. **DIR-2018-4224-DB-SPP-1A**
CEQA: ENV-2018-4225-CE
Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield
Last Day to Act: 11-11-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 5431– 5505 North Reseda Boulevard

PROPOSED PROJECT:

Construction of a 5-story, 56-foot high, 40-unit apartment building with approximately 2,546 square feet of commercial floor area on the ground floor and two levels of subterranean parking, on an approximately 11,682 square-foot site (prior to dedication) in the C2-1L Zone. The Project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan. The Project proposes to set aside five units or 15 percent of the base dwelling units, for Very Low Income Households.

APPEAL:

Appeal of the August 1, 2019, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the construction of a new five-story, 56-foot high, mixed-use building with 2,546 commercial square feet on the ground floor and 40 residential units on the upper floors, reserving five units for Very Low Income household occupancy, for a period of 55 years and the following requested incentives:
 - a. Floor Area Ratio (FAR). An FAR of 3.0:1 in lieu of the 1.25:1 FAR permitted by Section 6.8.1.a. of the Ventura/Cahuenga Boulevard Corridor Specific Plan;

- b. Height. An eleven-foot increase in height allowing 56 feet in height in lieu of the 45-foot maximum height permitted by Section 7.E.1.d.2.i. of the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
 - c. Lot Coverage. A lot coverage of 86 percent in lieu of the 75 percent maximum lot coverage allowed by Section 7.8.1. of the Ventura/Cahuenga Boulevard Corridor Specific Plan (See Note below regarding appeal);
3. Approved with Conditions, pursuant to LAMC Section 11.5.7 C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Permit Compliance Review to permit the construction of a new five-story, mixed-use project with 40 residential units and 2,546 square feet of commercial area and signage on an approximate 11,682 square foot site; and
 4. Adopted the Conditions of Approval and Findings.

Note: The Planning Director's decision regarding the Density Bonus entitlement was not eligible for appeal by the Appellant since the Tarzana Property Owners Association is not an abutting owner or occupant, pursuant to LAMC Section 12.22.A.25(g)(2)(f) which states that an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision may appeal the decision to the City Planning Commission pursuant to applicable procedures set forth in Section 11.5.7 C.6. of this Code that are not in conflict with the provisions of this paragraph (g)(2)(i).

Applicant: Isaac Mizrahi, Etrog Properties, LLC
Representative: Daniel Ahadian, Nur – Development | Consulting

Appellant: David Garfinkle, Tarzana Property Owners Association

Staff: Lucerito Martinez, City Planning Associate
lucy.martinez@lacity.org
(818) 374-5058

12. [DIR-2018-6719-TOC-WDI-1A](#)
CEQA: ENV-2018-6720-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 11-03-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 2301 South Westwood Boulevard

PROPOSED PROJECT:

Demolition of the existing two-story commercial building and the construction of a new 5-story with mezzanine, 50,394 square feet, maximum 67 feet in height, mixed-use apartment building consisting of fifty units and 6,507 square feet ground floor commercial space. Three levels of subterranean parking are proposed consisting of 71 parking spaces. The Project sets aside five of the proposed fifty units for Extremely Low Income Households. The Project requests a Waiver of Street Dedication and Improvement of three feet on Tennessee Avenue. A haul route is required.

APPEAL:

An appeal of the August 1, 2019, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Approved, pursuant to Section 12.22 A.31 Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Compliance Review for a project totaling 50 dwelling units and 6,507 sf

of ground floor commercial space, reserving five units for Extremely Low Income, with the following requested incentives:

- a. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet, and two additional stories, allowing five stories in lieu of the three stories otherwise allowed by the C4-1VL-POD Zone;
 - b. Yard/Setback. A reduction in the required side yards, allowing five feet per the RAS3 zone in lieu of the eight feet side yard setbacks otherwise required; and
 - c. Open Space. A 25 percent reduction in the open space requirement, allowing 4,013 square feet in lieu of the 5,350 square feet otherwise required;
3. Approved, pursuant to LAMC Section 12.37 I.3, a Waiver of Street Dedication and Improvement of three feet on Tennessee Avenue; and
 4. Adopted the Conditions of Approval and Findings.

Applicant: The Westwood LLC
Representative: Noah Riley, Riley Projects

Appellant: Ruben Saidian
Representative: Rosita Saidian

Staff: Julia Duncan, Planning Assistant
julia.duncan@lacity.org
(213) 978-1172

13. **DIR-2019-399-TOC-SPP-1A**
CEQA: ENV-2019-400-CE
Plan Area: Wilshire

Council District: 13 – O' Farrell
Last Day to Act: 10-31-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 146 North Berendo Street

PROPOSED PROJECT:

Demolition of a two-story single-family dwelling and detached garage, and the construction, use and maintenance of a four-story, 13,432 square-foot, 15-unit residential building measuring 54 feet, 6 ¾ inches in height. The Project consists of 1,682 square feet of open space and 15 parking spaces within the subterranean garage parking level.

APPEAL:

Appeal of the July 1, 2019, Director of Planning's determination which:

1. Determined, 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 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 60 percent increase in density, 45 percent increase in Floor Area Ratio (FAR), and 0.5 parking spaces per bedroom consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 2 project totaling 15 dwelling units, reserving two units for Very Low Income Household occupancy for a period of 55 years, with the following one Additional Incentives:
 - a. Height. A 9-foot, 11 ½ -inch increase in height to permit 54 feet, 6 ¾ inches of maximum transitional building height in lieu of the maximum 44 feet, 7¼ inches otherwise permitted in Subarea A and a 9-foot, ¾-inch increase in height to permit 54 feet, 6 ¾ inches of

- maximum building height in lieu of the maximum 45 feet otherwise permitted per the underlying zone;
3. Approved with Conditions, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of a two-story single-family dwelling and detached garage, and the construction, use and maintenance of a four-story, 13,432 square foot, 15-unit residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; and
 4. Adopted the Conditions of Approval and Findings.

Applicant: Vlad Gold, Gold Capital Group, LLC

Appellant: Chang Jin Kim, KH Properties
Representative: Toshiro Ohinata, WS Realtors Inc.

Staff: Jason Hernandez, City Planning Associate
jason.hernandez@lacity.org
(213) 978-1276

14. **DIR-2018-347-TOC-SPP-SPPA-1A**

CEQA: ENV-2018-348-CE
Plan Area: Hollywood

Council District: 13 – O' Farrell
Last Day to Act: 10-30-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 4575 West Santa Monica Boulevard; 1102 – 1112 North Lyman Place

PROPOSED PROJECT:

Demolition of two auto repair buildings totaling 2,160 square feet, and the construction, use and maintenance of a five-story, 13,882 square foot, 16-unit residential building measuring 59 feet, 4 inches in height. The Project consists of 1,435.5 square feet of open space and 10 parking spaces within a first-floor parking level.

APPEAL:

Appeal of the June 4, 2019, Director of Planning's determination which:

1. Determined, 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 (In-Fill Development Project) Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density, 45 percent increase in Floor Area Ratio (FAR), and 0.5 parking spaces per unit consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 16 dwelling units, reserving two units for Extremely Low Income Household occupancy for a period of 55 years, with the following three Additional Incentives:
 - a. Height. A 9-foot, 4-inch increase in height to permit 59 feet, 4 inches of maximum building height in lieu of the maximum 50 feet otherwise permitted;
 1. An increase of 6 feet, 4 inches (36 feet, 4 inches) in height to the stepback requirement per the SNAP which requires no portion of any structure to exceed 30 feet in height within 15 feet from the front property line; and
 2. Transitional height per TOC in lieu of the otherwise required SNAP transitional height requirement when abutting a Subarea A lot;

- b. Open Space. A 25 percent reduction to permit a minimum 1,425 square feet of overall usable open space in lieu of the minimum 1,900 square feet otherwise required; and
- c. Open Space. A 25 percent reduction in the minimum required at grade/first habitable room level open space requirement to a minimum of 534.4 square feet of open space in lieu of the minimum 712.5 square feet otherwise required;
- 3. Approved with Conditions, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of two auto repair buildings totaling 2,160 square feet, and the construction, use and maintenance of a five-story, 13,882 square foot, 16-unit residential building within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
- 4. Approved with Conditions, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to permit the transfer of 164.6 square feet of the minimum required 716 square feet of transparent elements from the western façade along Lyman Place, to the southern façade along Santa Monica Boulevard as otherwise required per Development Standard 6; and
- 5. Adopted the Conditions of Approval and Findings.

Applicant: 4575 Santa Monica Blvd. LLC
Representative: Greg Wittmann, 500r LLC

Appellant: Linda Kroff
Representative: Kristina Kropp, Luna & Glushon

Staff: Jason Hernandez, City Planning Associate
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(213) 978-1276

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, November 14, 2019** at

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

An Equal Employment Opportunity/Affirmative Action Employer

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