

CITY PLANNING COMMISSION
***REVISED REGULAR AGENDA MEETING**
THURSDAY, NOVEMBER 21, 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. Berton, 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
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 14, 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-2019-5592-ZC-SPP-SPPA-SPE](#)
CEQA: ENV-2019-5436-MND
Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills

Council District: 3 – Blumenfield
Last Day to Act: 01-20-20

PUBLIC HEARING – Completed November 5, 2019

PROJECT SITE: 20539 – 20625 West Ventura Boulevard

PROPOSED PROJECT:

Demolition of an existing 49,920 square foot automobile dealership and associated improvements, and the construction, use, and maintenance of a new, two-story, 80,900 square foot automobile dealership (inclusive of vehicle display, storage, and service). The Project would include 162 automobile parking spaces (exclusive of vehicle display parking) and 16 bicycle parking spaces (eight short term and eight long term).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5436-MND (“Mitigated Negative Declaration”), and 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 F of the Los Angeles Municipal Code (LAMC) and Charter Section 558, a Zone Change from (Q)C2-1L to C2-1L;
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to permit the construction of a new automobile dealership within the Ventura – Cahuenga Boulevard Corridor Specific Plan;
4. Pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to exceed the maximum allowable sign height for all monument signs by no more than two feet, as otherwise permitted by the Ventura – Cahuenga Boulevard Corridor Specific Plan; and
5. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception to allow the following deviations from the Ventura –Cahuenga Boulevard Corridor Specific Plan:
 - a. An increase in the allowable westerly side yard to 180 feet, six inches in lieu of the otherwise permitted 38 feet maximum;
 - b. An increase in the allowable building height (to the top of rooftop solar panels) to 52 feet in lieu of the otherwise permitted 30 feet maximum; and
 - c. A reduction in the required automobile parking to a ratio of at least one parking space for each 500 square feet of floor area in lieu of the otherwise required one parking space for each 250 square feet of floor area.

Applicant: Howard Keyes, Keyes Automotive Group
Representative: Brad Rosenheim and Heather Waldstein,
Rosenheim & Associates, Inc.

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

PUBLIC HEARING – Completed November 1, 2019**PROJECT SITE:** 14142 – 14154 West Vanowen Street**PROPOSED PROJECT:**

Construction, use, and maintenance of a three and four-story, 50-foot tall residential development consisting of five buildings and 7,023 square feet of common open space areas with 64 dwelling units (100 percent affordable, exclusive of one market-rate manager's unit). The Project will provide six parking spaces at grade level for employees of the supportive services, and will provide 52 long-term and five short-term bicycle parking spaces. The Project will be 31,167 square feet in floor area with a Floor Area Ratio (FAR) of 1.70:1 and contain approximately 3,393 square feet of ground floor residential supportive services. The site is currently vacant with five non-protected trees on the subject site of which two are proposed to be removed.

REQUESTED ACTIONS:

1. Pursuant to California Government Code (Gov.) Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c);
2. Pursuant to Gov. Section 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
3. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, for a project totaling 64 dwelling units, including 63 studio units reserved for Very Low Income and Low Income household occupancy for a period of 55 years and one market-rate manager's unit, with the following three Off-Menu Incentives and one Waiver of Development Standards:
 - a. Off Menu Incentive to encroach seven feet on the required 20-foot building line per Ordinance No. 96,195;
 - b. Off Menu Incentive to increase the allowable height to 50 feet from the 35 feet otherwise required by Ordinance No. 167,939 (Area 7, Subarea 168B);
 - c. Off Menu Incentive to allow variable space between buildings ranging from seven feet four-inches to 23 feet one-inch in lieu of 24 feet otherwise required by LAMC Section 12.21 C.2(b); and
 - d. Waiver of Development Standards to allow a 12-foot one-inch passageway in lieu of 14 feet otherwise required by LAMC Section 12.21 C.2(b); and
4. Pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 195 percent increase in density, for 64 dwelling units in lieu of the otherwise permitted base density of 22 dwelling units per Ordinance No. 167,939.

Applicant: Sierra Atilano; Confianza LP
Representative: Jessica Hencier; Craig Lawson & Co., LLC

Staff: Sarah Hounsell, City Planner
sarah.hounsell@lacity.org
(818) 374-9917

7. [CPC-2019-4953-DB-CU-PSH-SIP](#)
CEQA: N/A
Plan Area: North Hollywood - Valley Village

Council District: 2 – Krekorian
Last Day to Act: 11-21-19

PUBLIC HEARING – Completed November 4, 2019

PROJECT SITE: 5050 – 5054 North Bakman Avenue

PROPOSED PROJECT:

Demolition of two one-story residential buildings and accessory structures with a total of six residential units and the construction, use and maintenance of a five-story, 56-foot in height building with 40-units including 32 Very Low Income units (Supportive Housing), seven Low Income units, and one market-rate manager's unit. The Project will provide four parking spaces at grade level, and 35 long-term, and three short-term bicycle parking spaces. The Project includes the removal of seven significant trees.

REQUESTED ACTIONS:

1. Pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Supportive Housing Development is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
2. Pursuant to California Government Code Section 65650 - 65656, a review of a Supportive Housing Development that meets the specified criteria of Government Code Section 65651-65652 and 65654 and is therefore subject to an approval process of a specified period provided by Government Code Section 65583;
3. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a project totaling 40 dwelling units, including 32 dwelling units for Very Low Income household occupancy and seven dwelling units for Low Income household occupancy for a period of 55 years and, one manager's unit, with the following one On-Menu and two Off-Menu Incentives:
 - a. An On-Menu Incentive, for 11 feet of additional height for an overall height of 56 feet in lieu of the otherwise permitted 45 feet pursuant to LAMC Section 12.21.1; and
 - b. An Off-Menu Incentive, for a 55 percent increase in Floor Area Ratio for a total of 4.65:1 in lieu of the otherwise permitted 3:1 pursuant to LAMC 12.21.1; and
 - c. An Off-Menu Incentive for an 80 percent reduction in required open space to provide 840 square feet of open space in lieu of 4,200 square feet otherwise required by LAMC Section 12.21 G;
4. Pursuant to LAMC Section 12.22 A.25(g)(3), a review of the following two Waivers of Development Standards:
 - a. Two Waivers of Development Standards, 35 percent decreases in each of the side yards, for total widths of five feet, three-inches in lieu of the otherwise required eight-feet of the R4 Zone (LAMC 12.11 C.2); and
5. Pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use to permit a 122 percent increase in density, for 40 dwelling units in lieu of the otherwise permitted base density of 18 dwelling units.

Applicant: NoHo 5050, LP c/o Decro NoHo 5050, LLC
Representative: Dana Sayles, Three6ixty

Staff: Daniel Skolnick, City Planning Associate
daniel.skolnick@lacity.org
(818) 374-5062

PUBLIC HEARING – Completed October 21, 2019

PROJECT SITE: 3233, 3311, 3321 South Thatcher Avenue

PROPOSED PROJECT:

Removal of a vacant service yard and surface parking lot and the construction of a 101,771 square-foot, 98-unit (68 senior units and 30 family units) residential development comprised of one three-story structure with one subterranean parking level and nine two-story structures with a maximum height of 40.5 feet (measured to the top of the clock tower); 82 parking spaces are provided in the subterranean parking level and all vehicle access is provided on Thatcher Avenue via Princeton Drive (to the northeast). The Project provides affordable and supportive housing for senior citizens and formerly homeless families, with approximately 590 square feet of supportive services onsite. Approximately 45 non-protected trees will be removed from the site; no street trees will be removed. The Project includes the removal (relocation) of a vehicular gate on Princeton Drive and construction of a new vehicular gate and paving on Thatcher Avenue, adjacent to the northeast corner of the project site; vehicle access is limited to emergency vehicles. The Project would require export of 4,800 cubic yards of soil and removal of 2,400 cubic yards of asphalt.

REQUESTED ACTIONS:

1. Find, pursuant to Public Resources Code, Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2018-5594-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the Project will have a significant effect on the environment; find that the City Council held a hearing on and adopted the SCEA and Errata dated October 31, 2019, on November 8, 2019 (CF 19-1061) pursuant to Public Resources Code (PRC) Section 21155.2(b); find the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; find the SCEA reflects the independent judgment and analysis of the City; find the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA, Errata, and the Mitigation Monitoring Program prepared for the SCEA; and determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section 21080.27(b)(1);
2. Pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the proposed Project in the Single Permit Jurisdiction of the California Coastal Zone;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus for a housing development project comprised of 98 dwelling units, of which 10 units will be set aside for Very Low Income Households and requesting the following incentives and waivers of development standards:
 - a. An On-Menu incentive to allow a maximum height of 40 feet six inches, in lieu of the otherwise permitted 30 feet pursuant to LAMC Section 12.21.1 A; and
 - b. An Off-Menu waiver to allow space between buildings – passageways of 8 feet in lieu of the 10 feet and 20 feet otherwise required pursuant to LAMC Section 12.21 C.2;
4. Pursuant to LAMC Section 12.24 U.21, a Conditional Use Permit to permit a joint public and private development with uses more intensive than those permitted in the most restrictive adjoining zone (R1-1);

5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units;
6. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvements to waive the requirement to widen an additional 15 feet along Oxford Avenue;
7. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the Oxford Triangle Subarea of the Venice Coastal Zone Specific Plan; and
8. Pursuant to Sections 65590 and 65590.1 of the California Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance review for construction of 98 new Residential Units within the Coastal Zone.

Applicant: Thatcher Yard Housing LP
Representative: Dana Sayles, Three6ixty

Staff: Juliet Oh, City Planner
juliet.oh@lacity.org
(213) 978-1186

9. ***CPC-2019-6105-ZC** Council District: 8 – Harris-Dawson
CEQA: ENV-2019-6109-ND Last Day to Act: 11-21-19
Plan Area: West Adams – Baldwin Hills – Continued From: 11-14-19
Leimert Community Plan

PUBLIC HEARING – Completed November 14, 2019

PROJECT SITE: The Proposed Project area affects 23 lots located within the Crenshaw Corridor Specific Plan. Fourteen lots are located northerly of Slauson Avenue between Crenshaw Boulevard and Hillcrest Drive. Additionally, nine lots are located between 59th Street and 60th Street, one lot westerly of Crenshaw Boulevard and eight lots easterly of Crenshaw Boulevard (Exhibit A).

PROPOSED PROJECT:

Adopt a [Q] Qualified classification zone change ordinance increasing the minimum lot area and lot width standards for 23 lots located within the Crenshaw Corridor Specific Plan.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-6109-ND (“Negative Declaration”), and all comments received, that 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 (Exhibit C); and
2. Pursuant to City Charter Sections 556 and 558, and Section 12.32 of the Los Angeles Municipal Code, adopt a permanent [Q] Qualified classification zone change ordinance to specify minimum developable lot standards for the subject lots. (Exhibit B).

Applicant: City of Los Angeles

Staff: Reuben Caldwell, Senior City Planner
reuben.caldwell@lacity.org
(213) 978-1209

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, December 12, 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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.