

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 21, 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: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

Commission Vice President Vahid Khorsand called the regular meeting to order at 8:31 a.m. with Commissioners David H. Ambroz, Caroline Choe, Karen Mack and Dana Perlman and in attendance.

Commissioners Helen Leung, Samantha Millman, Marc Mitchell 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, Arthi L. Varma, Deputy Director and Donna Wong, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commission Office Manager and Denise Otero, Commission Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of Planning, had no report.
- Donna Wong, 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 November 14, 2019.
Commissioner Mitchell seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

ITEM NO. 3**GENERAL PUBLIC COMMENT**

Two speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsiderations.

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

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

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).

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-5436-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Disapprove the Zone Change request as filed;
3. Approve and Recommend that the City Council adopt, 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 (T)(Q)C2-1L, subject to the attached (T) and (Q) Conditions of Approval;
4. Approve, 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;
5. Approve, 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;
6. Approve, 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, 6 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.
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

Vote: 5 – 0

MOTION PASSED

Commission Vice President Khorsand announced Item No. 7 would be taken out of order.

ITEM NO. 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

IN ATTENDANCE:

Daniel Skolnick, City Planning Associate, Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department.

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 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.

1. Determine, 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;
2. Determine, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1), 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;
3. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), 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 7 dwelling units for Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
 - a. An On-Menu Incentive, for 11 feet of additional height for a total of 56 feet in lieu of the otherwise permitted 45 feet in the R4-1VL zone;
 - b. An Off-Menu Incentive, for a 35 percent decrease in the northerly side yard for a total width of 5 feet, 3-inches in lieu of the otherwise required 8-feet; and
 - c. An Off-Menu Incentive, for a 35 percent decrease in the southerly side yard for a total width of 5 feet, 3-inches in lieu of the otherwise required 8-feet;
4. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following two Waivers of Development Standards:
 - a. A 55 percent increase in Floor Area Ratio for a total of 4.65: 1 in lieu of the otherwise permitted 3:1; and
 - b. An 80 percent reduction in required open space for 840 square feet of open space in lieu of 4,200 square feet otherwise required by LAMC Section 12.21 G;
5. Approve, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 122 percent increase in density, for 40 dwelling units in lieu of the otherwise permitted base density of 18 dwelling units;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

CPC-2019-5295-DB-CU-SIP

CEQA: N/A

Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Krekorian

Last Day to Act: 12-03-19

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

Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and Jessica Hencier and Roger Sherman, 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:

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.

1. Determine, pursuant to Government Code Section 65913.4, that the Project is a Streamlined Infill Project that satisfies all of the objective zoning standards set forth in Government Code Section 65913.4(a) and is therefore subject to the Streamlined Ministerial Approval Process;
2. Determine, that based on the whole of the administrative record, the Project is Statutorily Exempt from CEQA as a ministerial project pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1);
3. Approve, pursuant to Government Code Section 65913.4 and Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit the following Off-Menu Incentives and Waiver of Development Standards for a Housing Development Project totaling 64 dwelling units, reserving 18 units for Very Low Income and 45 units for Low Income occupancy for a period of 55 years, and one market rate managers' unit:
 - a. An Off-Menu Incentive to increase the allowable height from 35 feet to 50 feet otherwise required by Ordinance No. 167,939 (Area 7, Subarea 168B);
 - b. An Off-Menu Incentive to encroach 7 feet on the required 20-foot building line per Ordinance No. 96,195;
 - c. An Off-Menu Incentive to allow variable space between buildings ranging from 7 feet 4-inches to 23 feet 1-inch in lieu of 24 feet otherwise required by LAMC Section 12.21 C.2(b); and
 - d. A Waiver of Development Standard to allow a 12-foot 1-inch passageway in lieu of 14 feet otherwise required by LAMC Section 12.21 C.2(b);
4. Approve, pursuant to Government Code Section 65913.4 and LAMC Section 12.24 U.26, a ministerial review of a Conditional Use to permit a 195-percent Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 64 dwelling units in lieu of 22 base density units as otherwise permitted per Ordinance No. 167,939;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

CPC-2018-5593-CDP-DB-CU-SPR-WDI-SPP-MEL

CEQA: ENV-2018-5594-SCEA

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 12-10-19

PUBLIC HEARING – Completed October 21, 2019

PROJECT SITE: 3233, 3311, 3321 South Thatcher Avenue

IN ATTENDANCE:

Juliet Oh, City Planner, Debbie Lawrence, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; and Dana A. Sayles, 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:

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 semi-subterranean parking level and eight 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.

1. Find, pursuant to Public Resources Code (PRC), 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") prepared for the Project, 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 Project SCEA and Errata on November 8, 2019 (CF 19-1061) pursuant to 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 pursuant to PRC Section 21155.2(a); 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 Adopt the SCEA, Errata dated October 31, 2019, and the Mitigation Monitoring Program prepared for the SCEA;

2. 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);
3. Approve, 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;
4. Approve, 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 6 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;
5. Approve, pursuant to LAMC Section 12.24 U.21, a Conditional Use Permit to allow a joint public and private development with uses more intensive than those permitted in the most restrictive adjoining zone (R1-1);
6. Approve, 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;
7. Approve, 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 (roadway) along Oxford Avenue;
8. Approve, 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;
9. Approve, 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, satisfying Option 2 of the Inclusionary Residential Unit requirement by providing 10 units, or 10 percent, of all Residential Units for Very Low Income Households;
10. Adopt the Conditions of Approval, as modified by the Commission, including two Technical Modifications dated November 19, 2019 and November 20, 2019; and
11. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

MOTION PASSED

ITEM NO. 9**CPC-2019-6105-ZC**

CEQA: ENV-2019-6109-ND

Plan Area: West Adams – Baldwin Hills –
Leimert Community Plan

Council District: 8 – Harris-Dawson

Last Day to Act: 11-21-19

Continued From: 11-14-19

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).

IN ATTENDANCE:

Reuben Caldwell, City Planner and Rebecca Valdez, Senior City Planner representing the Department.

MOTION:

Commissioner Ambroz moved to continue the item to a date certain of January 9, 2020. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0**MOTION PASSED**

There being no further business before the Commission, President Millman adjourned the meeting at 10:58 a.m.



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission



Vahid Khorsand, Vice President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JAN 23 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**