

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 28, 2020
(Via Teleconference)

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.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted telephonically.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa M. Webber, Deputy Director, Tricia Keane, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office staff participation included, Cecilia Lamas, Commission Executive Assistant, Raoul Mendoza, Commission Office Manager, Marcos G. Godoy, Jennifer Edwards and Denise Otero, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, announced that due to Covid-19 the City Planning Department is conducting all public meetings online using Zoom format. The Department is looking into ways to facilitate public participation and help access documents online.
- Donna Wong, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:
The Minutes of Meeting May 14, 2020 were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsiderations.

ITEM NO. 5**CONSENT CALENDAR**

There were no items on the consent calendar.

ITEM NO. 6**CPC-2019-2313-GPAJ-VZCJ-SPR**

CEQA: ENV-2019-2314-SCEA

Plan Area: Boyle Heights

Council District: 14 – Huizar

Last Day to Act: 05-28-20

PUBLIC HEARING HELD

PROJECT SITE: 113 South Soto Street; 111 – 121 South Soto Street;
2316 – 2328 East 1st Street

IN ATTENDANCE VIA TELECONFERENCE:

Hagu Solomon-Cary, Senior City Planner and Jane Choi, Principal City Planner representing the Department; and Eric Lieberman, representing the Applicant.

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:

Partial demolition of the existing Soto Gold Line Metro Plaza improvements including, but not limited to, existing landscape, concrete pad and posts, concrete benches and pavement, utility vault, fence, gate and lights, the removal of 19 non-protected trees, and the construction, use and maintenance of a mixed-use affordable housing project to be integrated with the existing Metro Soto Gold Line Station Plaza consisting of 2,443 square feet of commercial use and 64 dwelling units; four restricted to Extremely Low Income Households, 59 restricted to Low Income Households, and one manager's units on a 48,655 square-foot site. The proposed project is five stories with a maximum height of 64.5-feet to the rooftop, and a total of 77,945 square feet of floor area with a FAR of 1.65:1. The Project will provide a minimum of 38 residential and 12 commercial vehicular parking spaces and one loading space in a subterranean parking garage, 54-long term and 12-short term bicycle parking spaces; and will provide a total of 8,171 square feet of private and common open space with 16 new trees.

1. Consider and adopt, pursuant to Public Resources Code (PRC), Section 21155.2, the Sustainable Communities Environmental Assessment (SCEA) prepared for the Project, Case No. ENV-2019-2314-SCEA;
2. Approve and Recommend that the City Council adopt, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Boyle Heights Community Plan for 119-121 South Soto Street only from Low Medium II Residential to Highway Oriented and Limited Commercial;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 F and Q,

- a Zone Change from RD1.5-1-CUGU and C2-1-CUGU to (T)(Q)C2-1-CUGU and pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k), three Developer Incentives to permit:
- a. A reduction in the required rear yard setback to allow 8 feet in lieu of the 17 feet otherwise required;
 - b. An increase in Floor Area Ratio (FAR) to allow 1.65:1 in lieu of the 1.5:1 FAR otherwise required; and
 - c. A reduction in parking to allow a ratio of 0.5 parking spaces per Restricted Affordable dwelling unit, 40 percent of which are compact;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings, as amended by the Commission, including Staff's Technical Modifications dated May 26, 2020.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 7

CPC-2018-6436-ZCJ-SPR

CEQA: ENV-2018-6437-MND

Plan Area: Sun Valley – La Tuna Canyon

Council District: 2 – Krekorian

Last Day to Act: 06-07-20

PUBLIC HEARING HELD

PROJECT SITE: 8548, 8552, and 8554 North Glenoaks Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Peggy Brown-Malone, City Planning Associate, Laura Frazin-Steele, City Planner and Claudia Rodriguez, Senior City Planner representing the Department; and Armen Tatevossian, representing the Applicant.

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:

Construction, use, and maintenance of a three-story, approximately 33-foot six-inch in height (top of parapet), 54-unit multi-family residential apartment building providing 57,399 square feet of floor area on an approximately 30,542 (gross) square foot site. The Project will provide 47 market rate units including one manager's unit, and seven affordable units comprised of three units (i.e. 5.5 percent) set aside for Extremely Low Income Households and four units (i.e. 7.4 percent) set aside for Very Low Income Households. The proposed development will include three residential floors over two subterranean/semi-subterranean levels of parking, 100 automobile parking stalls, 105 bicycle parking stalls (85 long-term, six short-term, and 14 accessible), 6,738 square feet of open space, and 8,367

square feet of landscape. In order to construct the Project, 16,495 cubic yards of cut, 550 cubic yards of fill, and a haul route for the export of 15,945 cubic yards of soil is proposed.

1. Find, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-6437-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. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change on the Project Site from R1-1VL to (T)(Q)RAS4-1VL;
3. Approve, pursuant to LAMC Section 11.5.11(e) (Measure JJJ), a Developer's Incentive to permit:
 - a. A 3.4 percent reduction in required open space (i.e., 6,738 square feet in lieu of 6,975 square feet);
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project with 54 residential dwelling units;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 27, 2020; and
6. Adopt the Findings.

Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

Moved: Perlman

Second: Padilla-Campos

Ayes: Ambroz, Choe, Khorsand, Leung, Mack, Millman, Mitchell

Vote: 9 – 0

MOTION PASSED

ITEM NO. 8

CPC-2018-7587-DB

CEQA: ENV-2018-7588-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Krekorian

Last Day to Act: 05-30-20

PUBLIC HEARING HELD

PROJECT SITE: 13716 – 13720 West Victory Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Lucy Martinez, City Planning Associate, Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and Jessica Pakadaman, representing the Applicant.

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:

Construction of a new approximate 30,825 square-foot, five-story, 60-foot high, mixed-use project with

approximately 1,000 square feet of commercial area on the ground floor, 32 residential units (four units will be set aside for Very Low Income Households), and one level of subterranean semi-automated parking on a proposed 10,800 square-foot vacant parcel. The project is providing 44 automobile parking spaces.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to 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. Approve, pursuant to Section 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit the construction of a 30,825 square foot, five-story, 60-foot high mixed-use project with 32 residential units (four units set aside for Very Low Income Households) and approximately 1,000 square feet of commercial space on the ground floor, with the following On- and Off- Menu Incentives and Waivers of Development Standards:
 - a. On-Menu Incentive to allow up to a 20 percent reduction in open space to permit 2,800 square feet in lieu of the required 3,500 square feet under LAMC Section 12.21 G;
 - b. Off-Menu Incentive to allow a 15-foot height increase/two stories to construct a 60-foot high, five-story mixed-use building in lieu of the permitted 45-foot height limit and three-story limitation under LAMC Section 12.21.1 A.1 and the Van Nuys-North Sherman Oaks Community Plan Footnote No. 2;
 - c. Waiver of Development Standards to allow a Floor Area Ratio (FAR) of 4.06:1 in lieu of the permitted FAR of 1.5:1 under LAMC Section 12.21.1 A.1;
 - d. Waiver of Development Standards to allow a westerly side yard of one foot in lieu of the eight-foot side yard required under LAMC Section 12.13.5 B.2;
 - e. Waiver of Development Standards to allow an easterly side yard of one foot in lieu of the eight-foot side yard requirement under LAMC Section 12.13.5 B.2; and
 - f. Waiver of Development Standards to allow a rear yard of one foot in lieu of the 17-foot rear yard required under LAMC Section 12.13.5 B.2.
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 21, 2020; and
4. Adopt the Findings.

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

Moved: Khorsand

Second: Perlman

Ayes: Ambroz, Choe, Leung, Mack, Millman, Mitchell, Padilla-Campos

Vote: 9 – 0

MOTION PASSED

ITEM NO. 9

CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI

CEQA: ENV-2019-6070-CE

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 07-08-20

PUBLIC HEARING HELD

PROJECT SITE: 2467-2471 South Lincoln Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Juliet Oh, Senior City Planner, representing the Department; and Becky Dennison, 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 a 2,056 square-foot auto repair shop and addition to and conversion of a 2,482 square-foot philanthropic use, in conjunction with the construction of a four-story, 30,463 square-foot, mixed-use development comprised of 39 permanent supportive housing units and one manager's unit, with 4,441 square feet of supportive services and 3,085 square feet of ground floor commercial (office) use; a total of six parking spaces are provided onsite.

1. 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. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA 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;
3. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a 100 percent increase in density for a Housing Development Project in which the density increase is greater than the maximum 35 percent permitted in LAMC Section 12.22 A.25, allowing a total of 40 dwelling units in lieu of the 20 base units as otherwise permitted in the R3 Zone;
4. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Affordable Housing Incentive Program Review for a housing development project comprised of 40 dwelling units, of which 39 units will be set aside for Low Income Households (homeless) and one unit will be set aside as a Manager's Unit, requesting the following Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit a floor area ratio (FAR) of 3:1 in lieu of the otherwise required 1.5:1 FAR;
 - b. An Off-Menu Incentive to provide 0 residential parking spaces in lieu of the 90 spaces as otherwise required by Section 13.D of the Venice Specific Plan;
 - c. An Off-Menu Incentive to provide 6 commercial parking spaces in lieu of the 14 spaces as otherwise required by Section 13.D of the Venice Specific Plan;
 - d. A Waiver of Development Standards to permit a flat roof height of 49 feet in lieu of the 25 feet as otherwise required by Section 10.G.3.a. of the Venice Specific Plan;
 - e. A Waiver of Development Standards to waive the step-back provisions for portions of the structure greater than 25 feet as otherwise required by Section 10.G.3.a. of the Venice Specific Plan; and
 - f. A Waiver of Development Standards to permit a passageway of seven feet in width in lieu of the 14 feet as otherwise required by LAMC Section 12.21 C;
5. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for Development within the Single Permit Jurisdiction of the Coastal Zone;
6. Approved, pursuant to LAMC Section 13.08, a Community Design Overlay (CDO) Plan Approval for a Project in the Lincoln Boulevard CDO;
7. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a Project within the Southeast Venice Subarea of the Venice Coastal Zone Specific Plan;
8. Approved, 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 the construction of 40 Residential Units in the Coastal Zone; and
9. Approve, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvements to waive the required 18-foot dedication along Lincoln Boulevard and widening and improvement of the half-roadway width;
10. Adopt the Conditions of Approval; and
11. Adopt the Findings.

Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 10

CPC-2019-5742-DB

CEQA: ENV-2019-5743-CE

Plan Area: Sherman Oaks–Studio City
Toluca Lake–Cahuenga Pass

Council District: 4 – Ryu

Last Day to Act: 05-28-20

PUBLIC HEARING – Completed January 21, 2020

PROJECT SITE: 10555 West Bloomfield Street; 10551 – 10555 West Bloomfield Street;
4366 – 4378 North Cahuenga Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Michelle Carter, City Planning Associate, Oliver Netburn, City Planner and Nicholas Hendricks, Senior City Planner, representing the Department; Eric Lieberman, representing the Applicant; and Emma Howard, representing the office of Councilmember David Ryu.

MOTION:

Commissioner Millman 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 residential structures and the construction, use, and maintenance of a new four-story, 47,313 square foot residential building with 57 units including six units set aside for Very Low Income Households and a maximum building height of 41-feet. The Project would provide a total of 69 automobile parking spaces and 63 bicycle spaces within two levels of subterranean parking.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to 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. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a Housing Development with a total of 57 units (with six units – 11 percent of the base density set aside for Very Low Income Households) in lieu of the base density of 52 units; and
3. Approve, pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), the following On-Menu Incentive and Off-Menu Incentive:
 - a. An On-Menu Incentive to permit a 20 percent reduction in the required open space; and
 - b. An Off-Menu Incentive to permit a height increase to 41 feet in lieu of 30 feet as required by the R4-1XL-RIO Zone;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

At approximately 2:03 p.m. President Millman announced Commissioner Padilla-Campos left the teleconference meeting. Soon after at approximately 2:26 p.m. Commissioner Ambroz left the teleconference meeting.

President Millman announced item nos. 11, 12, 13 and 14 would be heard concurrently as they are related to the same project. A separate motion was called for item no. 11 and one motion was made for item nos. 12, 13 and 14.

ITEM NO. 11

ZA-2016-3908-MCUP-DI-SPP-DB-1A

CEQA: ENV-2016-3909-EIR; SCH No. 2016111027

Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills

Related Cases: VTT-74587-1A; VTT-74588-1A;

VTT-74589-1A; AA-2016-3910-PMEX

Council District: 3 – Blumenfield

Last Day to Act: 05-29-20

PUBLIC HEARING HELD

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Elva Nuño-O'Donnell, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner, representing the Department; Larry Green and Cindy Starrett, representing the Applicant; and Elizabeth Ene, representing the office of Councilmember Bob Blumenfield.

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:

Redevelopment of the existing Westfield Promenade Shopping Center located within the Warner Center Specific Plan area on a 34-acre site (after dedication) consisting of the demolition of 641,164 square feet of existing floor area for the construction of a multiple-phase, mixed-use development comprised of residential, retail/restaurant, office, hotel and entertainment uses. Upon completion, the Project would include a total of 3,271,050 square feet of floor area, resulting in a net increase of 2,629,886 square feet of new floor area, including up to 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, up to 572 hotel rooms within two hotels, and an Entertainment and Sports Center approximately 320,050 square-feet and 7,500 seats in size. The proposed uses would be provided in several buildings throughout the Project Site that would range in height from one-story retail and three-

to four-story creative office, to a 28-story office tower. The Project proposes 5,610 parking spaces on-site in a combination of parking structures, subterranean parking, and limited surface parking. The Project proposes approximately 5.6 acres of ground level, publicly accessible open space, including central green space and plaza areas. The Project includes the removal and/or relocation of eight on-site protected trees and 90 street trees.

MODIFIED PROJECT:

In response to multiple appeals filed on the Project, the Applicant submitted a letter dated February 20, 2020, requesting the consideration of a "Modified Project", that would modify the intensity of the proposed uses and would include 54 units for Very Low Income Households, including an affordable housing incentive, as described below for which a limited public hearing is required. Specifically, the "Modified Project" would include the following modifications: a set aside of 54 residential units for Very Low Income Households, 54 units for Workforce Housing, and 54 units for Stakeholder Housing; 280,000 square feet of retail and restaurant uses in lieu of 244,000 square feet; 731,500 square feet of office in lieu of 629,000 square feet; 181,550 square feet for the Entertainment and Sports Center in lieu of 320,050 square feet (and 10,000 seats in lieu of 15,000 seats as originally requested); increased height for the creative office for three to five stories in lieu of three to four stories, and increased parking for 5,655 parking spaces (in lieu of 5,610 parking spaces) through a combination of on-site parking, shared parking, and off-site parking. The "Modified Project" also increases the total publicly accessible open space from 5.6 to 6 acres at the ground level. All other components of the Project remain the same.

1. Find, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, and CEQA Guidelines Section 15163 and 15093, the City Planning Commission has reviewed and considered the information contained in the Supplemental Environmental Impact Report prepared for this Project, which includes the Draft Supplemental EIR, No. ENV-2016-3909-EIR (SCH No. 2016111027), dated April 26, 2018, Final Supplemental EIR dated April 5, 2019 (The Promenade 2035 Project Supplemental EIR), and Erratum dated May 2020, as well as the whole of the administrative record;
2. CERTIFY the following:
 - a. The Promenade 2035 Project Supplemental EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Promenade 2035 Project Supplemental EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
 - c. The Promenade 2035 Project Supplemental EIR reflects the independent judgment and analysis of the lead agency.ADOPT the following:
 - a. The related and prepared Promenade 2035 Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Promenade 2035 Supplemental EIR (Exhibit B);
3. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for 19 on-site alcohol sales permits for a full-line of alcoholic beverages within 12 restaurants, two hotels, the Entertainment and Sports Center, and four residential buildings, and two off-site sales permits for a full line of alcoholic beverages in one full-service grocery store and one pharmacy/drug store;
4. Interpret, pursuant to LAMC Section 11.5.7 H, the use of an Entertainment and Sports Center, with a maximum seating of 7,500 seats, as a permitted use within the Warner Center 2035 Plan Downtown District; and
5. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for the Warner Center 2035 Plan, for but not limited to a fully-enclosed, 320,050 square-foot, 7,500-seat Entertainment and Sports Center, shared parking, multiple-phase project, master planned project, incentivized uses, and a Master Sign Plan;
6. Approve, pursuant to LAMC Section 12.22 A 25 (g)(3)(ii), a Waiver of Development Standards (Off-Menu) Affordable Housing Incentive pursuant to providing 54 Very Low Income Household

Units in the Northeast A and Northeast B Phases (Five percent of 646 units proposed) and Northwest B Phase (Five percent of the 417 Units proposed), to allow a reduction in residential building heights for a mixed-use Project with a residential component where the height of the floor level of the highest residential dwelling unit would range in height from approximately 67 to 70 feet located within the Northeast A and Northeast B Phases, and Northwest B Phase, in lieu of the minimum 100-feet above adjacent grade required pursuant to Section 6.1.2.3.5(c) of the WC2035 Plan;

7. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modifications dated May 27, 2020; and
8. Adopt the Findings.

At approximately 5:08p.m. President Millman announced Commissioner Mack left the teleconference meeting.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 12

VTT-74587-1A

CEQA: ENV-2016-3909-EIR; SCH No. 2016111027
Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills
Related Cases: ZA-2016-3908-MCUP-DI-SPP-DB-1A;
VTT-74588-1A; VTT-74589-1A

Council District: 3 – Blumenfield
Last Day to Act: 05-29-20

PUBLIC HEARING HELD

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Elva Nuño-O'Donnell, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner, representing the Department; Larry Green and Cindy Starett, representing the Applicant; Jeff Bornstein, Christine Rowe, Gina Thornburg, PhD, John Walker, Appellants; and Elizabeth Ene, representing the office of Councilmember Bob Blumenfield.

MOTION:

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

Merger and re-subdivision of 10.1 acres of the Project Site into two ground lots and eleven airspace lots for the phased development of approximately 85,000 square feet of retail uses, 417 residential units, approximately 114,000 square feet of office space in two buildings, with approximately 62,000 square feet of retail uses within the first floors of both office buildings, an approximately 209,000 square-foot, 272-room hotel, two levels of subterranean parking accommodating approximately 600 parking spaces; a haul route for the import of 97,000 cubic yards of soil and export of 379,000 cubic yards of soil; and the removal of 22 street trees.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Promenade 2035 EIR No. 2016111027, certified on July 17, 2019; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Deny the appeal and sustain, the Deputy Advisory Agency's determination dated July 22, 2019 and approve, pursuant to the Section 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 74587, located at 6100 N. Topanga Canyon Boulevard; 21800 and 21900 West Erwin Street; 21801, 21821, 21901 and 21931 West Oxnard Street; and 6101 North Owensmouth Avenue, to allow the merger and subdivision of 10.1 acres into two ground lots and eleven air space lots for the phased development of approximately 85,000 square feet of retail uses, 417 residential units, approximately 114,000 square feet of office space in two buildings, with approximately 62,000 square feet of retail uses within the first floors of both office buildings, an approximately 209,000 square-foot, 272-room hotel, two levels of subterranean parking accommodating approximately 600 parking spaces as shown on map stamped-dated March 6, 2019 (Exhibit A), which includes corrected cover pages and Sheet 3.01, a haul route for the import of 97,000 cubic yard of soil and export of 379,000 cubic yards of soil and the removal of 22 street trees in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; and
3. Adopted the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 13

VTT-74588-1A

CEQA: ENV-2016-3909-EIR; SCH No. 2016111027
Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills
Related Cases: ZA-2016-3908-MCUP-DI-SPP-DB-1A;
VTT-74587-1A; VTT-74589-1A

Council District: 3 – Blumenfield
Last Day to Act: 05-29-20

PUBLIC HEARING HELD

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Elva Nuño-O'Donnell, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner, representing the Department; Larry Green and Cindy Starett, representing the Applicant; Jeff Bornstein, Christine Rowe, Gina Thornburg, PhD, John Walker, Appellants; and Elizabeth Ene, representing the office of Councilmember Bob Blumenfield.

MOTION:

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

Merger and re-subdivision of 7.3 acres of the Project Site into nine ground lots for the phased development of 646 residential units (approximately 690,000 square feet), approximately 64,000 square feet of non-residential space within work-live units, 21,000 square feet of retail, two, six-level above-grade parking structures within two residential buildings providing approximately 1,140 parking spaces; a haul route for the import of 94,000 cubic yards of soil and export of 66,000 cubic yards of soil; and the removal of 23 street trees.

An appeal of the July 22, 2019, Advisory Agency's determination which:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Promenade 2035 EIR No. 2016111027, certified on July 17, 2019; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Deny the appeal and sustain the Deputy Advisory Agency's determination dated July 22, 2019 and approve, pursuant to the Section 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 74588, located at 6100 N. Topanga Canyon Boulevard; 21800 and 21900 West Erwin Street; 21801, 21821, 21901 and 21931 West Oxnard Street; and 6101 North Owensmouth Avenue, to allow the merger and resubdivision of 7.3 acres into nine ground lots for the phased development of 646 residential units (approximately 690,000 square feet), approximately 64,000 square feet of non-residential space within work-live units, 21,000 square feet of retail, two, six-level above-grade parking structures within two residential buildings providing approximately 1,140 parking spaces as shown on map stamped-dated March 6, 2019 (Exhibit A), which includes corrected cover pages and Sheet 3.01, a haul route for the import of 94,000 cubic yard of soil and export of 66,000 cubic yards of soil and the removal of 23 street trees in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; and
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 14**VTT-74589-1A**

CEQA: ENV-2016-3909-EIR; SCH No. 2016111027
Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills
Related Cases: ZA-2016-3908-MCUP-DI-SPP-DB-1A;
VTT-74587-1A; VTT-74588-1A

Council District: 3 – Blumenfield
Last Day to Act: 05-29-20

PUBLIC HEARING HELD

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Elva Nuño-O'Donnell, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner, representing the Department; Larry Green and Cindy Starett, representing the Applicant; Jeff Bornstein, Christine Rowe, Gina Thornburg, PhD, John Walker, Appellants; and Elizabeth Ene, representing the office of Councilmember Bob Blumenfield.

MOTION:

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

Merger and re-subdivision of 15.7 acres of the Project Site into four ground lots and seven air space lots for the development of a fully enclosed 7,500-seat, 320,050 square-foot Entertainment and Sports Center, 515,000 square feet of office, 76,000 square feet of retail, a 300-room hotel (260,000 square feet), 369 residential units (375,000 square feet); a haul route for the import of 153,000 cubic yards of soil and export of 985,000 cubic yards of soil; and the removal of 45 street trees and eight protected trees.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Promenade 2035 EIR No. 2016111027, certified on July 17, 2019; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Deny and sustain the Deputy Advisory Agency's determination dated July 22, 2019 and approve, pursuant to the Section 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 74589, located at 6100 N. Topanga Canyon Boulevard; 21800 and 21900 West Erwin Street; 21801, 21821, 21901 and 29131 West Oxnard Street; and 6101 North Owensmouth Avenue, to allow the merger and resubdivision of 15.7 acres into four ground lots and seven airspace lots for the phased development of a fully enclosed, 7,500-seat, 320,050 square-foot Entertainment and Sports Center, 515,000 square feet of office, 76,000 square feet of retail, a 300-room hotel (260,000 square feet), 369 units (375,000 square feet), as shown on map stamped-dated March 6, 2019 (Exhibit A), which includes corrected cover pages and Sheet 3.01, a haul route for the import of 153,000 cubic yards of soil and export of 985,000 cubic yards of soil, and the removal of 45 street trees and eight protected trees in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; and
3. Adopted the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 5:12 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 11 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**