

CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA¹
THURSDAY, JANUARY 26, 2017 after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II
(213) 978-1300

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 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at http://planning.lacity.org/Forms_Procedures/CPCPolicy.pdf. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. 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. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date 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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@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 agenzied 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 No. Main Street, Los Angeles, California, and are accessible on-line at <http://planning.lacity.org>. Click the Meetings and Hearings link. **Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

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

¹ Pursuant to Government Code Section 54956. Revisions to the Project Description in Item No. 9 have been identified.

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports
 - 2. City Council/PLUM Calendar and Actions
 - 3. Pending Litigation
- B. Legal actions and rulings update
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – November 17, 2016 and January 12, 2017

3. **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.

4. **PUBLIC COMMENT PERIOD**

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

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.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

5. **CONSENT CALENDAR (No Items)**

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.

6. **VTT-73427-1A**

CEQA: ENV-2014-3995-EIR
Plan Area: Chatsworth – Porter Ranch
Related Case: CPC-2004-7308-ZC-ZAD-K

Council District: 12 – Englander
Last Day to Act: 02-09-17

PUBLIC HEARING

PROJECT SITE: 9503 North Andora Place

PROPOSED PROJECT:

The Project involves a 34-lot subdivision (33 residential lots and 1 open space lot) on an approximately 91-acre undeveloped site, located on the westerly terminus of Andora Avenue. The site would be developed with 33 single-family residences and associated public streets, with approximately 63.1 acres (or roughly 70 percent of the total project site) proposed as an open space conservation easement.

APPEAL:

Appeal from the Deputy Advisory Agency's determination to approve Vesting Tentative Tract No. 73427 for the merger and resubdivision of six parcels into a maximum of 34 lots, (33 residential lots and 1 open space lot) and a Haul Route for the import of 4,780 cubic yards of materials, for the development of 33 single-family residences on an approximately 91-acre site, as shown on map stamp-dated December 20, 2016; and an appeal of the draft Environmental Impact Report No. ENV-2014-3995-EIR; SCH No. 2015021057, dated February 2016 and Final EIR dated September 2016, (Andora Subdivision Project EIR).

Applicant: Andora Properties I, LLC
Representative: Rosenheim and Associates, LLC

Appellants:

1. Snowdy Dodson, California Native Plant Society, LA-Santa Monica Mountains Chapter
2. Carla Bollinger, Chatsworth Nature Preserve Coalition
3. Dina Fisher, Chatsworth Lake Manor Citizen's Committee, LA County District 5 Town Council
4. Friends of Chatsworth Wildlife
Representative: Dean Wallraff, Advocates for the Environment
5. James Van Gundy
6. Jason Sandler
7. Teena Takata

Staff: Milena Zasadzien, City Planner
milena.zasadzien@lacity.org
(818) 375-5054

7. **CPC-2004-7308-ZC-ZAD-K**

CEQA: ENV-2014-3995-EIR
Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Englander
Last Day to Act: 01-26-17

Related Case: VTT-73427-1A

PUBLIC HEARING: Completed September 20, 2016

PROJECT SITE: 9503 North Andora Place

PROPOSED PROJECT:

A 34-lot subdivision (33 residential lots and 1 open space lot) on an approximately 91-acre undeveloped site, located on the westerly terminus of Andora Avenue. The site would be developed with 33 single-family residences and associated public streets, with approximately 63.1 acres (or roughly 70 percent of the total project site) proposed as an open space conservation easement.

REQUESTED ACTIONS:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, Certification of the Final Environmental Impact Report, adoption of the proposed Mitigation Monitoring Program and required findings for the certification of the EIR, and adoption of a Statement of Overriding Considerations setting forth the reasons and benefits for certifying the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from A1-1 (Agricultural Zone) to (T)(Q)RE20-1-H-K and (T)(Q)RE40-1-H-K (Residential Estate Zones and Hillside Area);
3. Pursuant to Section 13.05 of the LAMC, an Equine Keeping District to establish standards for the keeping and maintenance of equines with in the project site;
4. Pursuant to Section 12.24.X,26 of the LAMC, a Zoning Administrator's Determination to allow wall heights of up to 13 feet and to allow four retaining walls on one lot, exceeding the standards for maximum retaining wall heights and maximum number of walls per lot in Section 12.21-C.8(a); and
5. Pursuant to Section 12.24.X,7 of the LAMC, a Zoning Administrator's Determination to allow wall heights of up to 13 feet in lieu of the maximum 6 feet established under the side and rear yard fence standards in Section 12.22-C.20(f).

Applicant: Andora Properties I, LLC
Representative: Rosenheim and Associates, LLC

Staff: Milena Zasadzien, City Planner
milena.zasadzien@lacity.org
(818) 375-5054

8. [CPC-2016-270-VZC-HD-CUB-SPR](#)
CEQA: ENV-2016-4313-MND
Plan Area: Hollywood

Council District: 13 – O' Farrell
Last Day to Act: 03-27-17

PUBLIC HEARING

PROJECT SITE: 6516-6526 West Selma Avenue

PROPOSED PROJECT:

The demolition of an existing surface parking lot and the construction of an eight (8) story, approximately 95-foot tall, 79,621 square foot mixed-use building consisting of a 212-guest room hotel with guest amenities, and ground-floor and rooftop bars/lounges for hotel guests and accessible to the

public. A total of 205 automobile parking spaces and 52 bicycle parking spaces will be provided within four (4) levels of a subterranean parking structure. Amenities include common areas such as bar/lounge, fitness center, and rooftop pool. Live entertainment is proposed as part of the ground-floor and rooftop bars/lounges.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environmental analysis and Mitigated Negative Declaration in Case No. ENV-2016-4313-MND;
2. Pursuant to LAMC Section 12.32-F and Q, a Vesting Zone Change and Height District from C4-2D to [Q]C2-2D;
3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the on-site sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the 79,621-square foot mixed-use building, consisting of:
 - a. in-room mini bars/portable bars within the proposed 212 guest rooms;
 - b. ground-floor bar, lounge, outdoor courtyard and dining areas;
 - c. rooftop bar and lounge; and
4. Pursuant to LAMC Section 16.05, Site Plan Review for the construction, use, and maintenance of 50 or more guest rooms.

Applicant: 6516 Tommie Hotel, LLC
Representative: Dana Sayles, AICP / ThreeSixty

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

*9. [CPC-2016-2881-GPA-ZC-DB-SPP-SPR](#)
CEQA: ENV-2016-2882-MND
Plan Area: Encino- Tarzana

Council District: 3 – Blumenfield
Last Day to Act: 01-29-17

PUBLIC HEARING Completed November 15, 2016

PROJECT SITE: 5521-5545 North Reseda Boulevard;
18525-18531 West Clark Street

PROPOSED PROJECT:

The project is the construction, use and maintenance of a five-story, mixed-use building containing 170 residential dwelling units (including 20 units set aside for Very Low Income Households) and 6,000 square-feet of retail *use/restaurant with one (1) at-grade and two (2) subterranean parking levels containing 317 automobile parking spaces.

REQUESTED ACTIONS:

1. Pursuant to California Public Resources Code Section 21082.1(c)(3), adoption of the Mitigated Negative Declaration (Case No. ENV-2016-2882-MND) for the above referenced project;
2. Pursuant to California Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, adoption of the Mitigation Monitoring Program for ENV-2016-2882-MND.
3. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (L.A.M.C.) Section 11.5.6, a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-

- designate the parcels located at 18525 and 18531 West Clark Street from Medium Residential to Community Commercial land use;
4. Pursuant to L.A.M.C. Section 12.32-F, a Vesting Zone and Height District Change from P-1L and R-1 to C2-1L;
 5. Pursuant to L.A.M.C. Section 12.22-A,25, a Density Bonus (with a set aside of 11%, 20 units, for Very Low Income Households), and two (2) On-Menu Incentives as follows:
 - a. Pursuant to L.A.M.C. Section 12.22-A,25(f)(4), an On-Menu Incentive to permit a Floor Area Ratio of 2.75 to 1 (2.75:1) in lieu of the maximum permitted 1.25 to 1 (1.25:1); and
 - b. Pursuant to L.A.M.C. Section 12.22-A,25(f)(5), an On-Menu Incentive to permit a maximum height of 56 feet (56') in lieu of the permitted 45 feet (45');
 6. Pursuant to L.A.M.C. Section 11.5.7-C, a Project Permit Compliance for the Ventura-Cahuenga Boulevard Corridor Specific Plan Area;
 7. Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units;

Applicant: Steve Wasserman, WCC&E Properties, LLC
Representative: Fred Gaines, Gaines & Stacey, LLP

Staff: Oliver Netburn, City Planning Associate
oliver.Netburn@lacity.org
(213) 978-1382

10. **CPC-2016-4382-SP**

CEQA: Los Angeles Memorial Coliseum Renovation
Project EIR, First Addendum, Second Addendum
and Third Addendum (SCH No. 1990011065)
Plan Area: South Los Angeles
Related Case: CPC-2016-3632-DA

Council District: 9 – Price, Jr.
Last Day to Act: 04-10-17

PUBLIC HEARING Completed December 21, 2016

PROJECT SITE: 3911 S. Figueroa Street;
The area generally bounded by Exposition Boulevard on the north, Figueroa Street on the east, Martin Luther King Junior Boulevard on the south and Vermont Avenue on the west, plus the Existing Major Site Sign located easterly of the 110 (Harbor) Freeway. The Specific Plan area does not include the EXPO Center, which includes the LA84 Foundation / John C. Argue Swim Stadium, and those portions of Exposition Park north of the Coliseum and Christmas Tree Lane north of Exposition Park Drive containing the Natural History Museum of Los Angeles County, the California Science Center, the California African American Museum, and Jesse Brewer Jr. Park.

PROPOSED PROJECT:
Amendment to the Coliseum District Specific Plan.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the Environmental Impact Report, First Addendum, Second Addendum and Third Addendum, findings, and Statement of Overriding Considerations for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065); and

2. Pursuant to the procedures set forth in Los Angeles Municipal Code (LAMC) Section 11.5.7, a Specific Plan Amendment to modify the language of the Coliseum District Specific Plan for Section 8.C.

Applicant: City of Los Angeles

Staff: Sarah Molina-Pearson, City Planner
sarah.molina-pearson@lacity.org
(213) 473-9983

11. **CPC-2016-3632-DA**

CEQA: Los Angeles Memorial Coliseum Renovation
Project EIR, First Addendum, Second Addendum
and Third Addendum (SCH No. 1990011065)
Plan Area: South Los Angeles
Related Case: CPC-2016-4382-SP

Council District: 9 – Price, Jr.
Last Day to Act: 04-10-17

PUBLIC HEARING Completed December 21, 2016

PROJECT SITE: 3911 S. Figueroa Street;
The area generally bounded by Exposition Boulevard on the north, Figueroa Street on the east, Martin Luther King Junior Boulevard on the south and Vermont Avenue on the west, plus the Existing Major Site Sign located easterly of the 110 (Harbor) Freeway. The Specific Plan area does not include the EXPO Center, which includes the LA84 Foundation / John C. Argue Swim Stadium, and those portions of Exposition Park north of the Coliseum and Christmas Tree Lane north of Exposition Park Drive containing the Natural History Museum of Los Angeles County, the California Science Center, the California African American Museum, and Jesse Brewer Jr. Park.

PROPOSED PROJECT:

Development Agreement for the provision of community benefits with a combined value of \$2,500,000, in exchange for a proposed term of 10 years.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the Environmental Impact Report, First Addendum, Second Addendum and Third Addendum, findings, and Statement of Overriding Considerations for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065); and
2. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 10 years.

Applicant: Brian League - University of Southern California
Representative: Dale Goldsmith - Armbruster, Goldsmith & Delvac, LLP

Staff: Sarah Molina-Pearson, City Planner
sarah.molina-pearson@lacity.org
(213) 473-9983

12. **CIVIC CENTER MASTER PLAN**

Civic Center Master Plan and Los Angeles Street Civic Center Building (Parker Center Site) and the projects' relationship to the Central City Community Plan Update

Commission discussion and direction regarding the Civic Center Master Plan and Los Angeles Street Civic Center Building (Parker Center Site) and the projects' relationship to the Central City Community Plan Update.

The next scheduled regular meeting of the City Planning Commission will be held on:

February 9, 2017
Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012

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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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.