

**CITY PLANNING COMMISSION**  
**\*CORRECTED\* REGULAR MEETING AGENDA**  
**THURSDAY, FEBRUARY 23, 2017 after 8:30 a.m.**  
**VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>ND</sup> 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](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](mailto: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 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 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.**

**GLOSSARY TERMS:**

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. **DIRECTOR'S REPORT**

- A. Update
- B. Legal actions and rulings update
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – December 8, 2016, December 15, 2016, February 9, 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 (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-2015-4613-GPA-VZC-HD-BL-CUB-SPR**

CEQA: ENV-2015-4614-MND

Plan Area: Wilshire

Council District: 10 - Wesson

Last Day to Act: 03-09-17

**PUBLIC HEARING:** Completed October 5, 2016

**PROJECT SITE:** 3525 West 8th Street (736, 744, 750 and 762 S. Oxford Avenue, 739, 745,753 and 765 S. Serrano Avenue)

**\*ADD AREA SITE:** 708, 722, 730 South Oxford Avenue;  
705, 715, 721,727 South Serrano Avenue

**\*PROPOSED PROJECT:**

A new seven-story mixed-use residential and commercial development above a 3-level subterranean parking garage. The development will include 364 dwelling units, of which 5 percent, or 19 units, will be designated for moderate income residents, and approximately 52,619 square-feet of ground-floor commercial space. The height of the project is 102-feet. The project includes approximately 791 vehicle parking spaces and 455 bicycle parking spaces. The Project is within the southern portion of the Project Site. The remainder of the Project Site located to the north, consists of the Add Area and is zoned (T) (Q) R4-1, R4-2 and R3-2 and designated as High Medium Residential General Plan Land Use.

**REQUESTED ACTIONS:**

1. \*Consider adoption of Mitigated Negative Declaration No. ENV-2015-4614-MND for the project pursuant to CEQA Guidelines Section 15074(b), including Errata dated November 10, 2016; and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. Pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the Project Site from Neighborhood Office Commercial to Regional Commercial land use and re-designate the land use of the Add Area from High Medium Residential to Regional Commercial land use;
3. Pursuant to LAMC Section 12.32 F and 12.32-Q, a Vesting Zone Change and Height District Change from (Q)C2-1 and (T)(Q)C2-1 to C2-2, to allow a Floor Area Ratio (FAR) of 6:1 in lieu of 1.5:1;
4. Pursuant to Los Angeles Municipal Code Section 12.32 R, the removal of 15-foot building lines along the east side of Oxford Avenue and the west side of Serrano Avenue on the project site established pursuant to Ordinance Nos. 114,296 and 114,320 respectively;
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the off-site sales of a full line of alcoholic beverages for a proposed grocery store located on the premises; and
6. Pursuant to LAMC Section 16.05, Site Plan Review for a project that exceeds 50 dwelling units and 50,000 square feet.

**Applicant:** Rescore Koreatown, LLC  
Representative: Edgar Khalatian, Mayer Brown

**Staff:** Kinikia Gardner, City Planner  
[kinikia.gardner@lacity.org](mailto:kinikia.gardner@lacity.org)  
(213) 978-1445

5b. [CPC-2016-3247-VCU-ZAD](#)  
CEQA: ENV-2016-3248-CE  
Plan Area: Northeast Los Angeles

Council District: 14 - Huizar  
Last Day to Act: 03-09-17

**PUBLIC HEARING:** Completed December 21, 2016

**PROJECT SITE:** 1540 North Campus Road

**PROPOSED PROJECT:**

Replacement of an existing outdoor swimming pool complex and expansion of an existing tennis facility at an existing private university (Occidental College). The Project includes the construction of a new outdoor swimming pool complex with seating for 316 spectators and ancillary uses (new bathrooms, equipment storage and renovation of existing adjacent locker facilities); addition of two tennis courts to an existing tennis center with four tennis courts (for a total of six tennis courts) with seating for 200 spectators; relocation of existing campus recycling center; and new light standards for the proposed swimming pool facility, expanded tennis courts, and existing stadium complex (Patterson Field/Kemp Stadium). Also requested is the approval of a Haul Route.

**\*REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15300 (Article 19, Classes 1, 2 and 14), this project is categorically exempt from CEQA review;
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.24-T and 12.24-U, 24, a Vesting Conditional Use for the construction, use and maintenance of a new swimming pool complex and expanded tennis center to replace an existing swimming pool facility;
3. Pursuant to LAMC Section 12.24-F, a determination to allow the following:
  - a. Permit a height of up to 90-feet for new light standards in lieu of the otherwise permitted 33-feet in the R-1 Zone standards for the proposed swimming pool facility, expanded tennis courts, and existing stadium complex (Patterson Field/Kemp Stadium); and
  - b. Permit a 0-foot front yard setback in lieu of the otherwise required permitted 20-foot front yard in the R1-1 Zone;
4. Pursuant to LAMC Section 12.24-X,28, a Zoning Administrator's Determination to exceed the maximum grading quantity of 1,000 cubic yards for a property located in the R1-1 Zone in a designated Hillside Area; and
5. Pursuant to LAMC Section 12.24-X,26, a Zoning Administrator's Determination to allow retaining walls to exceed the allowable number and height otherwise permitted under LAMC Section 12.21.

**Applicant:** Amos Himmelstein, Occidental College  
Representative: Joseph Palombi, Kimberlina Whettman & Associates

**Staff:** Jordann Turner, City Planner  
[jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
(213) 978-1365

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: 02-23-17  
*Continued from 01-26-17*

**PUBLIC HEARING REQUIRED**

**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.

**APPEAL:**

Appeal from the Deputy Advisory Agency’s determination to approve Vesting Tentative Tract No. 73427 for the merger and re-subdivision 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:**

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

**Staff:** Milena Zasadzien, City Planner  
[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)  
(818) 374-5054

7. [CPC-2004-7308-ZC-ZAD-K](#)  
CEQA: ENV-2014-3995-EIR  
Plan Area: Chatsworth – Porter Ranch  
Related Case: VTT-73427-1A

Council District: 12 – Englander  
Last Day to Act: 02-23-17  
*Continued from 01-26-17*

**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 LAMC Section 13.05, an Equine Keeping District to establish standards for the keeping and maintenance of equines within the project site;
4. Pursuant to LAMC Section 12.24-X,26, 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 LAMC Section 12.21-C.8(a); and
5. Pursuant to LAMC Section 12.24-X,7 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 LAMC 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](mailto:milena.zasadzien@lacity.org)  
(818) 374-5054

**\*\*\*THE FOLLOWING ITEM WILL BE CONSIDERED AFTER 10:00 a.m.\*\*\***

8. **CPC-2016-3431-CA** Council District: All  
CEQA: ENV-2016-3432-ND Las Day to Act: N/A  
Plan Area: Citywide

**PUBLIC HEARING** – Completed October 19, 2016

**PROJECT SITE:** Citywide

**PROPOSED ORDINANCE:**

An ordinance adding Section 21.18 and amending Section 16.02 of the Los Angeles Municipal Code, as well as adding Section 5.578 of Chapter 172 of the Administrative Code, establishing an Affordable Housing Linkage Fee, and directing Linkage Fees derived from Development Projects to the Housing Impact Trust Fund.

**REQUESTED ACTIONS:**

1. Consider based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15378(b)(4) and 15061(b)(3) and, pursuant to CEQA Guidelines Section 15074(b), adopt ENV-2016-3432-ND;
2. Approve and recommend that the City Council adopt the proposed ordinance;

3. Recommend that the City Council direct the Housing and Community Investment Department to prepare an expenditure plan for allocating the Housing Impact Trust Fund revenues generated as a result of the proposed ordinance, and report to the City Council within six months;
4. Adopt the staff report as the Commission report on the subject; and
5. Adopt the Findings as recommended by staff.

**Applicant:** City of Los Angeles

**Staff:** Matthew Glesne, City Planner  
[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)  
(213) 978-2666

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

**March 9, 2017**  
Los Angeles City Hall  
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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).