

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, AUGUST 24, 2017 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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

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

James K. Williams, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1295

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 20 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **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 OF ENVIRONMENTAL 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 on City Planning Commission Status Reports and Active Assignments
- B. Legal actions and issues update
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – Corrected October 13, 2016, July 13, 2017; July 27, 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. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED **PRIOR** TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

5. **RECONSIDERATIONS**

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **CONSENT CALENDAR (6a)**

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.

6a. **CPC-2017-699-DB**

CEQA: ENV-2017-700-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 08-25-17

**PUBLIC HEARING** – Completed July 19, 2017

**PROJECT SITE:** 10604-10612 West Santa Monica Boulevard

**PROPOSED PROJECT:**

The demolition of existing structures and the construction, use, and maintenance of a new five-story, 54-foot high mixed-use building consisting of 24 residential dwelling units and 650 square feet of ground floor commercial space. The project will set aside three units (11 percent of the base density) for Very-Low Income Households. The project proposes to provide 44 automobile parking spaces and 44 bicycle parking spaces on the ground floor and one subterranean level of parking.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15332 (Class 32), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(g)(2) and (3), a set aside of 11 percent (three units) reserved for Very-Low Income Households, to permit the construction of 24 residential dwelling units, utilizing AB 744 parking option of 0.5 parking spaces per bedroom, and requesting one On-Menu Incentive and three off-menu incentives:
  - a. Pursuant to LAMC Section 12.22-A,25(f)(5), a maximum height of 54-feet in lieu of the permitted 45-feet;
  - b. Pursuant to LAMC Section 12.22-A,25(g)(3), a maximum of five stories in lieu of the permitted three stories;
  - c. Pursuant to LAMC Section 12.22-A,25(g)(3), a maximum floor area ratio (FAR) of 3:1 in lieu of the permitted FAR of 1.5:1; and
  - d. Pursuant to LAMC Section 12.22-A,25(g)(3), to permit 5-foot north and south side yard setbacks in lieu of the required 8-foot side yard setback.

**Applicant:** Mahyar Barin, MFB Engineering  
Representative: Matthew Hayden, Hayden Planning

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

7. [CPC-2016-1495-VZC-ZAA-SPR](#)

CEQA: ENV-2016-1496-MND

Plan Area: Wilshire

Council District: 10 – Wesson

Last Day to Act: 08-27-17

**PUBLIC HEARING** – Completed on August 7, 2017

**PROJECT SITE:** 640 South St. Andrews Place

**PROPOSED PROJECT:**

The preservation of the existing 14-story office building and demolition of the existing surface parking lots for the construction of a 16-story, 196-unit multi-family development which will include 3 levels of podium parking and two levels of subterranean parking containing 301 vehicle parking spaces and 300 bicycle parking spaces. The project will also feature a lobby, lounge, dog run and fitness room. The total project will contain approximately 265,434 square feet.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1496-MND (“Mitigated Negative Declaration”), errata dated July 12, 2017, and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 F and Q, a Vesting Zone Change from R5P-2 to C4-2;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment from LAMC Section 12.21 C 2 to permit a 20-foot passageway in lieu of the required 34 feet on the ground floor between an existing non-conforming building and the proposed 16-story, 196 unit multiple family building; and
4. Pursuant to LAMC Section 16.05, Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and 50,000 square-feet.

**Applicant:** Paul Kim, JPB Partners, Inc.  
Representative: Jim Ries, Craig Lawson and Co., LLC

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

8. [CPC-2016-4493-VZC-SPR](#)

CEQA: ENV-2016-4494-MND

Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian

Last Day to Act: 08-24-17

**PUBLIC HEARING** – Completed June 6, 2017

**PROJECT SITE:** 11525 West Chandler Boulevard; (11508-11531 West Chandler Boulevard)

**PROPOSED PROJECT:**

The demolition of existing structures and the construction, use, and maintenance of a four-story 60 unit apartment building with three units reserved for Moderate Income Households and three units reserved for Low Income Households, 62 vehicular parking spaces and 66 bicycle parking spaces. The project would observe a maximum height of 45-feet.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4494-MND

- (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32-F and 12.32-Q, of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change from [Q]C2-1VL and P-1VL to (T)(Q)RAS4-1VL; and
  3. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

**Applicant:** Chandler Art Centre, LLC  
Representative: Jerome Buckmelter Associates, Inc.

**Staff:** Jojo Pewsawang, City Planning Associate  
[jojo.pewsawang@lacity.org](mailto:jojo.pewsawang@lacity.org)  
(213) 978-1214

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

**Thursday, September 14, 2017**

Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **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).