

## COMMISSION MEETING AUDIO

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

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**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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

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