

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 24, 2017**

VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS CALIFORNIA 91401

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission Vice President Renee Dake Wilson announced that she would Chair the meeting and called the regular meeting to order at 8:33 a.m. with Commissioners John Mack, Samantha Millman, Marc Mitchell and Dana Perlman in attendance.

Commissioners David Ambroz, Caroline Choe and Richard Katz were absent.

Commissioner Padilla-Campos arrived at approximately 8:40 a.m.

Also in attendance were Vincent Bertoni, Director of Planning, Lisa Webber, Deputy Director of Planning, and Donna Wong, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Jason Wong, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager

ITEM NO. 1

DIRECTOR'S REPORT

Director of Planning, Vincent Bertoni reported on recent actions by the Planning and Land Use Management Committee of the City Council:

- The action of the Commission regarding the Venice project where the height of the stories within the building was reduced, was supported.
- The Value Capture Ordinance was approved.
- The Linkage Fee was modified.
- The TOC Guidelines and the Permanent Supportive Housing Ordinance will be released soon.

Deputy City Attorney, Donna Wong had no report.

ITEM NO. 2

COMMISSION BUSINESS:

Commissioner Padilla-Campos joined the meeting at approximately 8:40 a.m.

MINUTES OF MEETING

Approval of the corrected Minutes for the Meeting of October 13, 2016 were postponed to the following meeting.

Commissioner Perlman moved to approve the Minutes of July 13, 2017 with corrections as stated on the record. The action was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Perlman
Seconded: Millman
Ayes: Mack, Mitchell, Padilla-Campos, Dake Wilson
Absent: Ambroz, Choe, Katz

Vote: 6 – 0

MOTION PASSED

Commissioner Dake Wilson moved to approve the Minutes of July 27, 2017 with a correction as stated on the record. The action was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Dake Wilson
Seconded: Mack
Ayes: Millman, Mitchell, Padilla-Campos, Perlman
Absent: Ambroz, Choe, Katz

Vote: 6 – 0

MOTION PASSED

ITEM NO. 3**NEIGHBORHOOD COUNCIL PRESENTATION:**

There were no statements submitted by Certified Neighborhood Councils.

ITEM NO. 4**PUBLIC COMMENT:**

Cathy Jenkins addressed the Commission.

ITEM NO. 5a**RECONSIDERATIONS**

There were no requests.

ITEM NO. 6**CONSENT CALENDAR (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

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

May Sirinopwongsagon, City Planner, representing the Planning Department.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project, with modifications as stated on the record by the Commission:

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.

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 Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a set aside of 11 percent (three units) reserved for Very-Low Income Households, to permit the construction of a maximum of 24 residential dwelling units and requesting one On-Menu Incentive and three Off-Menu Incentives (Waiver):
 - a. Pursuant to LAMC Section 12.22-A,25(f)(5), an On-Menu Incentive for a maximum height of 54 feet in lieu of the permitted 45 feet;
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive (Waiver) to permit a maximum of five stories in lieu of the permitted three stories;
 - c. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive (Waiver) to permit a maximum Floor Area Ratio (FAR) of 3:1 in lieu of the permitted 1.5:1 FAR;
 - d. Pursuant to LAMC Section 12.22-A,25(g)(3), a Waiver of Development Standard to permit five-foot north and south side yard setbacks in lieu of the required eight-foot side yard setbacks;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

The action was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Perlman

Seconded: Mack

Ayes: Millman, Mitchell, Padilla-Campos, Dake Wilson

Absent: Ambroz, Choe, Katz

Vote: 6 – 0**MOTION PASSED**

ITEM NO. 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**IN ATTENDANCE:**

Kinikia Gardner, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Jim Ries, representing the applicant.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project, with technical correction by staff and modifications as stated on the record by the Commission:

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.

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 Mitigated Negative Declaration, No. ENV-2016-1496-MND, errata dated July 12, 2017, and Mitigation Monitoring Program, adopted on August 1, 2017 and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Approve and recommend** that the City Council **adopt** a Vesting Zone Change on the project site from C4-2 and R5P-2 to (T)(Q)C4-2 to allow the construction of a new multi-family residential building containing a maximum of 196 residential apartment units;
3. **Approve** the Zoning Administrator's Adjustment from LAMC Section 12.21 C 2 (a) 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 multi-family building;
4. **Approve** the Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units or guest rooms;
5. **Adopt** the Conditions of Approval as modified by the Commission; and
6. **Adopt** the Findings.

The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

Moved: Perlman
Seconded: Padilla-Campos
Ayes: Mack, Millman, Mitchell, Dake Wilson
Absent: Ambroz, Choe, Katz

Vote: 6 – 0**MOTION PASSED**

Commissioner Perlman left the meeting at 9:47 a.m.

Commissioner Dake Wilson recessed the meeting at 9:58 a.m. and recovered at 10:03 a.m. with Commissioners Mack, Millman, Mitchell and Padilla-Campos in attendance.

ITEM NO. 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

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

IN ATTENDANCE:

JoJo Pewsawang, City Planning Associate, Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Jerome Buckmelter, representing the applicant.

MOTION:

Commissioner Millman put forth the actions below in conjunction with the approval of the following project, with modifications as stated on the record by the Commission:

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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- ENV-2016-4494-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 recommended that the City Council approve, 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;
3. Approve, 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;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings.

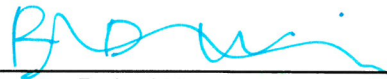
The action was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Millman
Seconded: Mack
Ayes: Mitchell, Padilla-Campos, Dake Wilson
Absent: Ambroz, Choe, Katz, Perlman


Vote: 5 – 0

MOTION PASSED

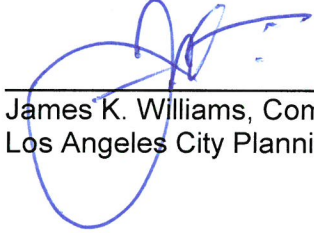
There being no further business to come before the City Planning Commission, the meeting adjourned at 10:25 a.m.



Renee Dake Wilson, Vice President
Los Angeles City Planning Commission



Samantha Millman, Commissioner
Los Angeles City Planning Commission



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 14 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**