

**CITY PLANNING COMMISSION**  
**\*\*SECOND REVISED REGULAR MEETING AGENDA\*\***  
**THURSDAY, OCTOBER 26, 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  
Vahid Khorsand, 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

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.**

Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", under the specific meeting date. The Draft Minutes under Item 2C will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

## GLOSSARY OF ENVIRONMENTAL TERMS:

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

ND - Negative Declaration  
MND - Mitigated Negative Declaration

### 1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - Joint Presentation by the Departments of City Planning and Transportation on traffic study methodology and environmental review.
- B. Legal actions and issues update
- C. Other Items of Interest

### 2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – September 14, 2017; October 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. **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 (*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.

7. **CPC-2014-4226-DB-SPR-CDO**

CEQA: ENV-2014-4227-MND

Plan Area: Reseda - West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 11-27-17

**PUBLIC HEARING** – September 3, 2017

**PROJECT SITE:**      \*\*6912 - 6938 North Reseda Boulevard

**PROPOSED PROJECT:**

Demolition of existing fast-food and auto-related structures and the construction of a mixed-use project with 165 residential units, 16 of which will be Very Low Income Affordable, two (2) of which will be workforce housing, as well as one (1) manager's unit, and 14,309 square feet of commercial space, in a five (5)-story building. The height of the building is proposed at 61 feet. Parking consists of two basement levels, and a partial first-story garage. The building's total square footage is 155,673 square feet, and the Floor Area Ratio (FAR) is 3.16:1. The project requires 236 automobile parking spaces for residential uses and 29 auto spaces for the commercial use, and provides the required automobile parking with 254 auto spaces for residential uses and 56 auto spaces for the commercial use. For residential uses the project also requires 165 long-term bicycle parking spaces and 17 short-term bicycle parking spaces, for retail uses the project requires seven (7) long-term and seven (7) short-term bicycle parking spaces. The project provides a total of 188 long-term bicycle parking spaces and 24 short-term bicycle parking spaces on site.

**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-2014-4227-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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit 125 units by-right and 40 additional units by density bonus, for a total of 165 units. The applicant has requested the following:
  - a. One (1) Off-Menu Incentive for an increase in FAR to 3.16:1 in lieu of the 1.5:1 limitation;
  - b. One (1) Off-Menu Incentive for an increase in height to 61 feet in lieu of the 45-foot height limitation, and
  - c. One (1) Off-Menu Incentive for a reduced rear yard setback of 12.5 feet in lieu of the required 17 feet;
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development project consisting of 50 or more dwelling units; and
4. Pursuant to LAMC Section 13.08 E.1, Design Overlay Plan approval for a project located within the Reseda Central Business District ("CBD") Community Design Overlay ("CDO") District.

**Applicant:**      EMC Capital Group, LLC  
Representative: Tom Stemnock, Planning Associates, Inc.

**Staff:**            Courtney Shoenwald, City Planner  
[courtney.shoenwald@city.org](mailto:courtney.shoenwald@city.org)  
(818) 374-9904

8. **CPC-2016-1356-VZC-CU-SPR-ZAD-DRB-SP**  
CEQA: ENV-2016-1357-MND  
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander  
Last Day to Act: 10-26-17

**PUBLIC HEARING** – Completed September 1, 2017

**PROJECT SITE:** 9755 Topanga Canyon

**PROPOSED PROJECT:**

Removal of a portion of an existing surface parking lot and the subsequent construction, use and maintenance of an approximately 57,497 square-foot, 4-story (44' - 7 ¼ "), 105-guest room hotel, with surface parking for 124 vehicle spaces (including 68 spaces covenanted for the use of the adjacent Radisson Hotel) and 16 bicycle parking spaces, on an approximately 1.95-acre, three-parcel site. The project requires the grading and export of approximately 5,500 cubic yards of soil, and the removal of two protected trees.

**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-2016-1357-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 Los Angeles Municipal Code (LAMC) Section 12.32 Q, a Vesting Zone Change from [Q]C2-1 to C2-1, removing the existing [Q] Qualified conditions on the site;
3. Pursuant to LAMC Section 12.24 W.24(a), a Conditional Use Permit to allow a hotel use within 500 feet of an R-Zoned lot;
4. Pursuant to LAMC Section 12.24.W.37, Conditional Use Permit to allow a public parking area in the RA Zone, and to allow access to the public parking area in a more restrictive zone than the adjoining use it serves;
5. Pursuant to LAMC Section 12.24.X.22, a Zoning Administrator's Determination to permit a building height of 45 feet on a C-Zoned lot located 50 feet and 7 inches from an RA-Zoned lot, in lieu of the maximum permitted 33-foot height specified in LAMC Section 12.21.1.A.10;
6. Pursuant to LAMC Section 16.05, a Site Plan Review approval for a development project which will result in an increase of 50 or more guest rooms;
7. Pursuant to LAMC Section 16.50 and Section 16 of the Devonshire/Topanga Corridor Specific Plan, Design Review approval for the project; and
8. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance determination with the applicable provisions of the Devonshire/Topanga Corridor Specific Plan.

**Applicant:** Andy Wu, Paradigm SSB, LLC  
Representative: Gary Werner, Rosenheim & Associates

**Staff:** Dan O'Donnell, City Planner  
[dan.odonnell@lacity.org](mailto:dan.odonnell@lacity.org)  
(818) 374-9907

9. [DIR-2016-1368-DB-1A](#)  
CEQA: ENV-2016-1369-CE  
Plan Area: Wilshire

Council District: 10 – Wesson  
Last Day to Act: 10-27-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5911 - 5913 West Pickford Street;  
1564 - 1556 South Hi Point Street

**PROPOSED PROJECT:**

Demolition of three one-story, single-family dwellings and one two-story apartment building and the construction of a new four-story, 46-foot in height, approximately 57,854 square-foot residential development containing 45 units of multi-family housing over one-level of subterranean parking. The Project consists of 41 market rate units and a minimum of four (4) restricted affordable units allocated to Very Low Income Household occupancy for a period of 55 years with the requested On-Menu Incentive of an 11-foot increase in height, allowing 46 feet in lieu of the maximum 35 feet for a Project located in the [Q]R3-1-O Zone.

**APPEAL:**

Appeal of the Planning Director's determination to conditionally approve a Density Bonus pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code and an appeal of the categorical exemption pursuant to CEQA Guideline Section 15332 as the environmental clearance for the project.

**Applicant:** Jerry Levy

**Appellant:** Gerald Shafer  
Representative: Jonathan Ryker

**Staff:** Joe Luckey, City Planning Associate  
[joe.luckey@lacity.org](mailto:joe.luckey@lacity.org)  
(213) 978-1340

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

**Thursday, November 9, 2017**

Los Angeles City Hall  
Council Chamber, Room 340  
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](mailto:CPC@lacity.org).