

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JANUARY 11, 2018 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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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 AND COMMISSION BUSINESS](#)

- Update on City Planning Commission Status Reports and Active Assignments:
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – December 21, 2017

2. [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.

3. [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.

4. **RECONSIDERATIONS**

- a. **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.
- b. **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.

5. **CONSENT CALENDAR**

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-2016-4954-DB-SPR**

CEQA: ENV-2016-4955-MND  
Plan Area: Westlake  
Related Case: VTT-74711

Council District: 13–O’Farrell  
Last Day to Act: 1-11-18

**PUBLIC HEARING** – December 6, 2018

**PROJECT SITE:** 1800-1850 West Beverly Boulevard, 114-118<sup>3</sup>/<sub>4</sub> South Bonnie Brae Street, and 101-111 South Burlington Avenue

**PROPOSED PROJECT:**

The project involves the demolition of the existing vacant warehouse, commercial building, 12-unit apartment building, and surface parking and the construction, use and maintenance of a new 79-foot tall, five-story mixed-use development with 243 residential units, of which 21 units or approximately 11 percent, would be designated for Very Low Income Households, and approximately 3,500 square feet of ground level retail and restaurant uses. The project would include 292 vehicle parking spaces and 272 bicycle parking spaces within a two and a half level parking garage.

**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-2016-4955-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 12.22-A,25, a 33 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households); pursuant to AB 744, one half parking space per bedroom for a total of 146 parking spaces;
- 3. Pursuant to LAMC Section 12.22-A,25(f), two (2) On-Menu Incentive as follows:
  - a. Allow a 20 percent maximum decrease from the required open space; and
  - b. Allow the averaging of floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone.
- 4. Pursuant to LAMC Section 12.22-A,25(g), one (1) Off-Menu Waiver to allow a 3.19:1 Floor Area Ratio (FAR) in lieu of the approximately 1.83:1 FAR otherwise permitted; and
- 5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50 dwelling units.

**Applicant:** Mike Schwartzman, CV 1800 Beverly, LLC.  
Representative: Alex Irvine, Irvine & Associates, Inc.

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 473-9723

6. [CPC-2017-2121-DB](#)  
CEQA: ENV-2017-2122-CE  
Plan Area: Wilshire

Council District: 4 – Ryu  
Last Day to Act: 01-11-18  
Continued from: 11-16-17

Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to January 25, 2018. (Motion required)

### LIMITED PUBLIC HEARING

**PROJECT SITE:** 4749 West Elmwood Avenue

### PROPOSED PROJECT:

The project involves demolition of an existing single-family dwelling for the construction of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

### REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Article 19, an Exemption from CEQA, Section 1, Class 32, 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, a 32.5 percent Density Bonus (with 10 percent of the base number of units set aside for Very Low Income Households); pursuant to LAMC Section 12.22-A,25(d)(1) (Parking Option 1), parking to be provided at a rate of one (1) parking space for zero- and one-bedroom units, two (2) parking spaces for two- and three-bedroom units, and 2½ parking spaces for units with four (4) or more bedrooms; and pursuant to LAMC Section 12.22-A,25(g)(3), two (2) Off-Menu Waivers as follows:
  - a. Allow 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking spaces per dwelling unit pursuant to LAMC Section 12.21-A,5(c), and
  - b. Allow a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358.

**Applicant:** Elm Wood BC, LLC  
Representative: Matthew Hayden, Hayden Planning

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 473-9723

7. [CPC-2017-1103-DB](#)  
CEQA: ENV-2017-1104-CE  
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar  
Last Day to Act: 01-11-18  
Continued from: 12-14-17

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

**PROJECT SITE:** 1332 West Colorado Boulevard

**PROPOSED PROJECT:**

Construction of a new, approximately 56,000 square foot mixed-use building with 26 residential units, 3,671 square feet of commercial floor area, and a total height of approximately 82 feet.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15332, 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; and
2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code, a 32.5 percent Density Bonus for a project totaling 26 residential dwelling units reserving 10 percent, or two (2) units, for Very Low Income Households, and utilizing parking option 1, with one Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 2.01:1 in lieu of a 1:1, otherwise permitted pursuant to Ordinance No. 173,606 and Section 15.A of the Colorado Boulevard Specific Plan.

**Applicant:** Imad Boukai, General Procurement  
Representative: Heather Lee

**Staff:** Azeen Khanmalek, City Planning Associate  
[azeen.khanmalek@lacity.org](mailto:azeen.khanmalek@lacity.org)  
(213) 978-1336

8. [CPC-2017-1246-ZC-GPA](#)  
CEQA: ENV-2017-1247-ND  
Plan Area: Northeast Los Angeles

Council District: 14 - Huizar  
Last Day to Act: 03-27-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2093-2121 East Charlotte Street and 1201-1219 North Cornwell Street

**PROPOSED PROJECT:**

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 and 11.5.6, a City-initiated resolution and ordinance to revise the General Plan Land Use designation and zoning for private properties located at 2093-2121 East Charlotte Street and 1201-1219 North Cornwell Street. The proposed action does not include the demolition, remodel, construction, or alteration of existing structures.

**REQUESTED ACTIONS:**

1. Pursuant to California Public Resource Code Section 21082.1(c)(3), adopt the Negative Declaration (ENV-2017-1247-ND) for the proposed project;
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Northeast Los Angeles Community Plan to change the land use designation from Public Facilities to Medium Residential; and
3. Pursuant to Los Angeles Municipal Code Section 12.32, a Zone Change from PF-1 to R3-1.

**Applicant:** City of Los Angeles

**Staff:** Laura Krawczyk, City Planning Associate  
[laura.krawczyk@lacity.org](mailto:laura.krawczyk@lacity.org)  
(213) 978-1212

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

**Thursday, January 25, 2018**

Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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