

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 25, 2018 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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TO REQUEST A COPY ON COMPACT DISC,
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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 – January 11, 2018

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** *(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.

6. **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: 01-25-18

Continued from: 10-26-17

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 March 8, 2018. (Motion required)

PUBLIC HEARING – September 11, 2015 and October 26, 2017

PROJECT SITE: 6916 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 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 Schoenwald, City Planner
courtney.schoenwald@lacity.org
(818) 374-9904

7. [CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI](#)
CEQA: ENV-2016-1662-EIR (SCH No. 2016071041)
Plan Area: Encino – Tarzana
Related Case: VTT-74314

Council District: 3 – Blumenfield
Last Day to Act: 01-25-18

PUBLIC HEARING – Completed November 14, 2017

PROJECT SITE: 18321 West Clark Street;
18365 West Clark Street;
18411 West Clark Street;
18370 West Burbank Boulevard;
18410 West Burbank Boulevard;
18420 West Burbank Boulevard;
APN No. 2160010035

PROPOSED PROJECT:

Providence Health System-Southern California, the Project Applicant, proposes to renovate and construct new facilities at the Providence Tarzana Medical Center as part of the Providence Tarzana Medical Center Project (Project). The Project will be implemented on the existing Providence Tarzana Medical Center (Project Site) located in the Encino-Tarzana community of the City of Los Angeles. The Project Site comprises approximately 13 acres and is currently improved with four permanent buildings, eight modular buildings, a parking structure, and surface parking areas. The Project proposes upgrades and enhancements to the Hospital on the Project Site, including replacing the Hospital's Main Building (Main Building Replacement), expanding the diagnostic and treatment areas (D&T Expansion), constructing a new central utility plant in the basement of the New Patient Wing, and constructing a new patient wing (New Patient Wing). The Project would also include the construction of a new above-grade, six-level parking structure that would provide approximately 565 parking spaces. To provide for the proposed improvements, the Project would include removal of the existing pharmacy within the Hospital, eight modular buildings, and the MRI Building. The uses in these existing buildings, including the pharmacy, would be relocated within the Hospital. Overall, the Project would remove approximately 37,198 square feet of existing floor area and construct approximately 294,000 square feet of new floor area, resulting in a net increase of approximately 256,802 square feet of net new floor area within the Project Site. The Project would remove 115 existing trees on the Property.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-1662-EIR, SCH No. 2016071041, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the

- required Findings for the certification of the EIR;
4. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the General Plan Land Use Map, Encino-Tarzana Community Plan to add a new Footnote 19 to Community Commercial Land Use to allow Height District No. 1, to permit the New Patient Wing height of six stories and 120 feet, with cooling towers on the New Patient Wing that would reach 125 feet in height, in lieu of the maximum height of 45 feet;
 5. Pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the Ventura/Cahuenga Boulevard Corridor Specific Plan to amend the Specific Plan boundary Designations, Map 5-Tarzana Section and Pedestrian Oriented Areas, Exhibit B-Tarzana Section to exclude the Project Site;
 6. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone and Height District Change from [Q]C2-1L, C2-1, and P-1 to [T][Q]C2-1, subject to the conditions established in the ordinance implementing the Project approvals, CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI, to permit the New Patient Wing height of six stories and 120 feet, with cooling towers on the New Patient Wing that would reach 125 feet in height, and the New Parking Structure, which would have a height of six levels and approximately 60 feet;
 7. Pursuant to LAMC Section 12.24.U.14, a Major Development Project Conditional Use Permit for a development that creates 100,000 square feet of floor area or more in the C2 Zone;
 8. Pursuant to Charter Section 562 and LAMC Section 12.27, a Zone Variance from LAMC Sections 14.4.2 and 14.4.8.B for a monument sign with a vertical dimension greater than its horizontal dimension and with a height of more than eight feet above grade, and LAMC Sections 14.4.1 O.A. 1 and 2 for a wall sign which exceeds its permitted sign area; and
 9. Pursuant to LAMC Section 12.37.1.3, a Waiver of Street Improvements and Dedications on Burbank Boulevard and Etiwanda Avenue adjacent to the project site.

Applicant: Jeremy Stremme, Providence Health System Southern California
Representative: Cindy Starrett/ Beth Gordie, Latham & Watkins LLP

Staff: Elva Nuño-O'Donnell, City Planner
elva.nuno-odonnell@lacity.org
(818) 374-5066

8. [**CPC-2017-2864-ZC**](#)
CEQA: ENV-2017-2865-ND
ENV-2018-0153-CE
Plan Area: Hollywood and Bel Air – Beverly Crest

Council District: 4 - Ryu
Last Day to Act: N/A

PUBLIC HEARING – Completed September 27, 2017

PROJECT SITE:

The Project Area consists of the neighborhoods known as “Bird Streets” and “Laurel Canyon” within Council District 4. The Bird Streets neighborhood is generally bounded by Trousdale Estates neighborhood of the City of Beverly Hills to the west, Rising Glen Road / Sunset Plaza Drive to the east, Crescent Drive to the north and the City of West Hollywood to the south. The Laurel Canyon neighborhood is generally bounded by the City of West Hollywood to the south, Mulholland Drive / Woodrow Wilson Drive to the north, Nichols Canyon Road to the east, and Rising Glen Road / Sunset Plaza Drive to the west.

PROPOSED PROJECT:

The proposed Zone Change Ordinance establishes a Hillside Construction Regulation (HCR) Supplemental Use District (SUD) that applies specific supplemental development restrictions related to construction, grading quantities, and hauling requirements applicable to the Project Area. The proposed ordinance, by itself, does not authorize or expand any development or construction activities, but instead places development restrictions on construction or hauling practices related to by-right projects in order

to reduce the potential impacts from development activities in hillside areas. The regulations would be triggered by application for a building permit for a “project” (defined as the construction, erection, alteration of, or addition to single-family dwelling units located entirely or partially in the Project Area). The Zone Change Ordinance would add the HCR SUD regulations in addition to the base zone (e.g., R1-1-HCR) to restrict the issuance of a building permit for a “project” (as defined above) that is not consistent with the provisions of the HCR SUD. The HCR SUD imposes specific supplemental development restrictions regarding the construction process including: proper identification of hauling vehicles, maximum quantity of allowable grading, and a site plan review process for projects relating to large-scale single-family units in the Project Area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-2865-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; find the Negative Declaration reflects the independent judgment and analysis of the City; and adopt Negative Declaration;
2. Pursuant to CEQA Guidelines, Section 15308 (Class 8), 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
3. Pursuant to Section 12.32F of the Los Angeles Municipal Code (LAMC), approve a recommendation that the City Council adopt a Zone Change Ordinance from those parcels lying within the project boundaries identified in the proposed Ordinance Map from [Q]PF-1XL, [Q]R3-1XL, A1-1XL, C2-1, C4-1D, CR-1D, OS-1XL, PB-1, R1-1, R3-1, R4-1D, RD1.5-1XL, RD6-1, RE11-1, RE15-1, RE15-1-H, RE20-1-H, RE40-1, RE40-1-H, and RE9-1, to [Q]PF-1XL-HCR, [Q]R3-1XL-HCR, A1-1XL-HCR, C2-1-HCR, C4-1D-HCR, CR-1D-HCR, OS-1XL-HCR, PB-1-HCR, R1-1-HCR, R3-1-HCR, R4-1D-HCR, RD1.5-1XL-HCR, RD6-1-HCR, RE11-1-HCR, RE15-1-HCR, RE15-1-H-HCR, RE20-1-H-HCR, RE40-1-HCR, RE40-1-H-HCR, RE9-1-HCR.

Applicant: City of Los Angeles

Staff: Giselle Corella, City Planning Associate
giselle.corella@lacity.org
(213) 978-1357

9. [CPC-2017-1616-ZC](#) Council District: 4 – Ryu
CEQA: ENV-2017-1617-CE Last Day to Act: 01-25-18
Plan Areas: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

PUBLIC HEARING - Completed December 4, 2017

PROJECT AREA: 4500 North Woodman Avenue;
4464, 4465, 4469, 4470, and 4471 North Ventura Canyon Avenue

PROPOSED PROJECT:

Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32, a City-initiated ordinance to revise the existing zoning.

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 Los Angeles Municipal Code Section 12.32 a Zone Change from R1-1-RIO to R3-1-RIO for the subject site.

Applicant: City of Los Angeles

Staff: Adrineh Melkonian, Planning Assistant
adrineh.melkonian@lacity.org
(818) 374-9900

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

Thursday, February 8, 2018

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

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