

**LOS ANGELES CITY PLANNING COMMISSION  
OFFICIAL MINUTES  
THURSDAY, JANUARY 25, 2018**

VAN NUYS CITY COUNCIL CHAMBERS  
14410 SYLVAN STREET, 2<sup>ND</sup> 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 President David Ambroz called the regular meeting to order at 8:40 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Vahid Khorsand, Marc Mitchell and Veronica Padilla-Campos in attendance.

Commissioners John Mack, Samantha Millman and Dana Perlman were absent.

Commissioner Caroline Choe arrived at 8:51 am.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa Webber, Deputy Planning Director 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.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Planning Director Vince Bertoni gave an update on the Small Lot Subdivision Standard Revisions. This item came before the Commission approximately one year ago and went to the Planning and Land Use Management (PLUM) Committee which recommended approval before sending it to the full City Council for review and adoption. Director Bertoni yielded the floor to Deputy Director Lisa Webber who highlighted a few details of the ordinance. She stated that the ordinance would return to the City Planning Commission in March for a final approval.
- Legal actions and issues update: Deputy City Attorney, Donna Wong had no report.
- Advance Calendar: There were no changes to the advanced calendar.
- Commission Requests: There were no requests.
- Minutes of Meeting:  
Commissioner Dake Wilson moved to approve the Minutes of January 11, 2018. The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION:**

There were two presentations by Neighborhood Council representatives along with resolutions submitted to the Commission.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT:**

No speakers requested to address the Commission.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5**

**CONSENT CALENDAR**

There were no consent items.

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**ITEM NO. 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

**PUBLIC HEARING** Completed September 11, 2015 and October 26, 2017**PROJECT SITE:** 6916 North Reseda Boulevard

The Commission considered a request to extend the time to act in which to act on the application and to continue the matter to March 8, 2018.

**IN ATTENDANCE:**

Courtney Shoenwald, City Planner, Blake Lamb, Principal City Planner representing the Planning Department; Tom Stemnock, Planning Associates, Inc. representing the applicant EMC Capital Group, LLC.

**MOTION:**

Commissioner Ambroz moved to continue the item to the City Planning Commission Meeting of March 22, 2018. Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 0****MOTION PASSED**

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Commissioner Choe joined the meeting.

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**ITEM NO. 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 - HELD** 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

**IN ATTENDANCE:**

Elva Nuno-O'Donnell, City Planner, Luciralia Ibarra, Senior City Planner and Charlie Rausch, Acting Zoning Administrator representing the Planning Department; Albert Sagulian, representing the Department of Transportation; Cindy Starrett and Beth Gordie, Latham & Watkins LLP representing the applicant Jeremy Stremme, Providence Health System Southern California; Dale Surowitz, Providence Tarzana; David Garfinkle, representing the Tarzana Neighborhood Council; Andrew Pennington, representing the Office of Councilmember Blumenfield.

**MOTION:**

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval:

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.

1. **Find**, 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 **adopt** the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain; pursuant to Section 21081.6 of the California Public Resources Code, **adopt** the proposed Mitigation Measures and Mitigation Monitoring Program; and pursuant to Section 21081 of the California Public Resources Code, **adopt** of the required findings for the certification of the EIR;
2. **Approve** and **recommend** that the City Council **approve**, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), to add a site specific Footnote (No.19) to the Encino-Tarzana Community Plan to read as follows: "Height District 1. The use of this property shall be limited to Height District 1 and as established in the ordinance implementing CPC-2016-2248-GPA-VZC-HD-SP-CU-ZV-WDI;
3. **Approve**, and **recommend** that the City Council **adopt**, pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the Ventura/Cahuenga Boulevard Corridor Specific Plan to exclude the project site from Map 5-Tarzana Section and Pedestrian Oriented Areas;;
4. **Approve**, and **recommend** that the City Council **adopt**, 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;
5. **Approve**, pursuant to LAMC Section 12.24.U.14, a Conditional Use Permit for a Major Development Project that creates 100,000 square feet of floor area in the C2 Zone;
  6. **Approve**, 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;
  7. **Dismiss** a Waiver of Dedications and Improvements as no longer necessary pursuant to the Advisory Agency's action of December 5, 2017 for related Case No. VTT-74314;
  8. **Adopt** the Conditions of Approval as modified by the Commission; and
  9. **Adopt** the Findings.

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

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

**Vote: 6 – 0**

## **MOTION PASSED**

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Commissioner Ambroz called for a break at 10:01 a.m. The meeting reconvened at 10:07 a.m. with Commissioners Choe, Khorsand, Mitchell, Padilla-Campos and Dake Wilson in attendance.

Commissioner Mitchell recused himself from Item No. 8 and left the meeting.

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## **ITEM NO. 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.

**IN ATTENDANCE:**

Giselle Corella, City Planning Associate, Christine Saponara, Senior City Planner and Craig Weber, Principal City Planner representing the Planning Department; Julia Duncan representing the Office of Councilmember Ryu.

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with technical modifications as stated on the record:

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.

1. **Determine**, 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. **Determine**, 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. **Approve** and **recommend** that the City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), 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;
4. **Adopt** the staff report as its report on the subject, including staff's Technical Modification dated January 19, 2018; and
5. **Adopt** the Findings.

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

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

**Vote: 5 – 0**

**MOTION PASSED**

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Commissioner Mitchell returned to the meeting.

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**ITEM NO. 9**

**CPC-2017-1616-ZC**

CEQA: ENV-2017-1617-CE

Plan Areas: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Council District: 4 – Ryu

Last Day to Act: 01-25-18

**PUBLIC HEARING** – Completed December 4, 2017

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

**IN ATTENDANCE:**

Adrineh Melkonian, Planning Assistant, Christine Saponara, Senior City Planner and Blake Lamb, Principal City Planner representing the Planning Department; Julia Duncan representing the Office of Councilmember Ryu.

**MOTION:**

Commissioner Mitchell put forth the actions below in conjunction with the approval of the following ordinance as recommended in the staff report with technical modifications as stated on the record:

City-initiated ordinance to revise the existing zoning of the project site.

1. **Determine**, 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;
2. **Approve** and **recommend** that the City Council **adopt**, pursuant to Los Angeles Municipal Code Section 12.32, a Zone Change from R1-1-RIO to R3-1-RIO for the subject site;
3. **Adopt** staff's Technical Modification dated January 24, 2018, to include the Zoning Map, as part of the proposed ordinance; and
4. **Adopt** the Findings.

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

Moved: Mitchell

Seconded: Choe

Ayes: Ambroz, Khorsand, Padilla-Campos, Dake Wilson

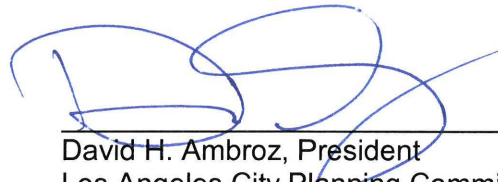
Absent: Mack, Millman, Perlman

**Vote : 6 – 0**

**MOTION PASSED**

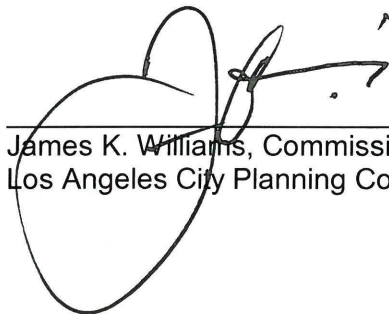
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There being no further business before the Commission, the meeting adjourned at 10:39 a.m.



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David H. Ambroz, President  
Los Angeles City Planning Commission



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

**ADOPTED**

**CITY OF LOS ANGELES**

**FEB 08 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**