

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
\*\*REVISED REGULAR MEETING AGENDA  
THURSDAY, FEBRUARY 22, 2018 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Update on City Planning Commission Status Reports and Active Assignments:
  - Update on Cannabis Regulation
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – February 8, 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-2014-2906-TDR-SPR**

CEQA: ENV-2014-2907-MND  
Plan Area: Central City  
Related Case: VTT-69839-CN

Council District: 14 – Huizar  
Last Day to Act: 02-22-18  
Continued from: 12-14-17; 02-08-18

**PUBLIC HEARING** – Completed January 26, 2017

**PROJECT SITE:** 601 South Main Street; 601 – 641 South Main Street;  
108 – 114 West 6th Street

**PROPOSED PROJECT:**

The demolition of an existing surface parking lot, and the construction of a new 38-story, 390-foot, 3-inch tall, mixed-use, high-rise development consisting of 452 residential condominium units and 15 commercial condominium units with 21,514 square feet of commercial space. The project would provide 860 parking spaces within one subterranean level, and six above-grade parking levels.

**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-2014-2907-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 14.5.6 of the Los Angeles Municipal Code (LAMC), Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 186,435 square feet, to the project site (Receiver Site) permitting an FAR of 9.1:1 and 551,349 square feet of floor area in lieu of a 6:1 FAR which permits 364,914 square feet of floor area; and
- 3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in 50 or more residential units.

**Applicant:** Barry Shy, Sixth and Main, LLC  
Representative: Kate Bartolo & Associates

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

7. [CPC-2014-2590-TDR-SPR](#)  
CEQA: ENV-2014-2591-MND  
Plan Area: Central City  
Related Case: VTT-72343-CN

Council District: 14 – Huizar  
Last Day to Act: 02-22-18

**PUBLIC HEARING** – Completed April 27, 2017 and December 21, 2017

**PROJECT SITE:** 920 South Hill Street; 916 – 930 South Hill Street

**PROPOSED PROJECT:**

The demolition of an existing surface parking lot, and the construction of a new 32-story, 346-foot, four-inch tall mixed-use, high-rise development consisting of 239 residential condominium units and four commercial condominium units with 5,671 square-feet of commercial space. The project would provide 295 parking spaces within in one subterranean level, and six above-grade parking levels.

**REQUESTED ACTION:**

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-2014-2591-MND, adopted on December 21, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code, approval of a **Transfer of Floor Area Rights (TFAR)** from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 122,979 square feet, to the project site (Receiver Site) permitting an FAR of 11.4:1 and 260,589 square feet of floor area in lieu of a 6:1 FAR which permits 137,610 square feet of floor area.

**On December 21, 2017, the City Planning Commission took the following actions:**

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-2591-MND, as circulated on January 1, 2017, (“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; found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found, the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Approved, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a Project with 239 residential dwelling units;
3. Adopted the Conditions of Approval; and
4. Adopted the Findings.

**Applicant:** Joe Bednar, Agoura Oaks, LLC  
Representative: Kate Bartolo & Associates

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

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

Council District: 4 – Ryu  
Last Day to Act: 02-22-18  
Continued from: 11-16-17; 01-11-18

**LIMITED PUBLIC HEARING**

**PROJECT SITE:** 4749 West Elmwood Avenue

**PROPOSED PROJECT:**

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 space 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

9. [CPC-2015-3702-GPA-VZC-SPR](#)  
CEQA: ENV-2015-3703-MND  
Plan Area: Northridge

Council District: 12 – Englander  
Last Day to Act: 03-08-18

**PUBLIC HEARING** – Completed January 26, 2018

**PROJECT SITE:** 9530, 9534 and 9546 North Reseda Boulevard

**PROPOSED PROJECT:**

The demolition of an existing Post Office, surface parking lot and landscaping for the construction of a mixed-use development proposed at four-stories and 45 feet tall to include 128 residential units (student housing) and 5,725 square feet of ground floor commercial uses with 205 subterranean parking spaces and 157 bicycle spaces.

**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-2015-3703-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the

- 2. Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; Pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Northridge Community Plan to extend the Community Commercial Land Use designation and Community Center (Special Boundary) 100 feet north at 9546 North Reseda Boulevard, and to add the RAS4 Zone as a corresponding zone to the Community Commercial Land Use designation within the Community Center boundary;
- 3. Pursuant to LAMC Section 12.32 a Vesting Zone and Height District Changes from C2-1VL and RA-1 to (T)(Q)RAS4-1VL; and
- 4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow a unified project for a project which results in an increase of more than 50 dwelling units or guest rooms.

**Applicant:** Symphony Northridge LLC  
 Representative: David Hilliard

**Staff:** Sarah Hounsell, City Planner  
[sarah.hounsell@lacity.org](mailto:sarah.hounsell@lacity.org)  
 (818) 374-9917

- 10. [CPC-2017-3647-ZC](#) Council District: 11 – Bonin  
 CEQA: ENV-1998-0184-MND-REC Last Day to Act: April 30, 2018  
 ENV-1997-0223-MND-REC  
 ENV-2017-3648-CE  
 Plan Area: West Los Angeles – Brentwood - Pacific Palisades

**PUBLIC HEARING** - Completed November 1, 2017

**PROJECT AREA:**

The majority of properties zoned for multifamily residential use in the area generally bounded by Centinela Avenue to the west, San Vicente Boulevard to the north, I-405 to the east, and La Grange Avenue to the south within the West Los Angeles and the Brentwood – Pacific Palisades Community Plan Areas.

**PROPOSED PROJECT:**

A proposed ordinance to establish “Q” Qualified Conditions on multifamily properties within the subject area. The “Q” Conditions will introduce design and development regulations on new multifamily development to improve compatibility of future development with existing buildings, enhance the project area’s built environment, and improve the overall pedestrian orientation of new development.

**REQUESTED ACTIONS:**

- 1. Pursuant to CEQA Guidelines, Section 15308, an Exemption from CEQA, given 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 CEQA Guidelines Section 15061(b)(3), a Common Sense Exemption, based on the whole of the administrative record, that the project is not subject to CEQA because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment;
- 3. Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. ENV-1998-0184-MND-REC and ENV-1997-0223-MND-REC adopted on July 27, 1999 and June 17, 1998, respectively; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated February 12, 2018, no major revisions to the Mitigated Declaration are required; and no subsequent EIR or negative declaration is required for approval of the project;

4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 G, adoption of “Q” Qualified Conditions whereby properties bounded by the project area are subject to additional development standards addressing building form and orientation, vehicular access and parking, and architectural treatment; and
5. Pursuant to LAMC Section 12.32 F, adoption of a Zone Change from (Q)RD2-1, (Q)RD3-1, [Q]RD3-1, (T)(Q)RD3-1, [T][Q]RD3-1, RD1.5-1, (Q)RD1.5-1, [T][Q]RD1.5-1, R3-1, (Q)R3-1, [Q]R3-1, (T)(Q)R3-1, R4-1, and [Q]R4-1, to [Q]RD2-1, [Q]RD3-1, [Q]RD1.5, [Q]R3-1, [Q]R4-1, and [Q]R4-1VL for the select parcels identified within the project area.

**Applicant:** City of Los Angeles

**Staff:** Lameese Chang, City Planner  
[lameese.chang@lacity.org](mailto:lameese.chang@lacity.org)  
 (213) 978-1178

\*\*11. [CPC-2016-3143-DA](#) Council District: 1 – Cedillo  
 CEQA: ENV-2016-3144-MND Last Day to Act: 02-22-18  
 Plan Area: Westlake  
 Related Cases: CPC-2016-3142-GPA-VCU-CUB-DB-SPR; VTT- 74297;

**PUBLIC HEARING** – Completed February 15, 2017 and October 12, 2017

**PROJECT SITE:** 1930 W. Wilshire Boulevard  
 (1900, 1908, 1914, 1920, 1926, 1928, and 1930, 1932, and 1936 West Wilshire Boulevard; 657, 659, 661, 665, 667, 669, 671 South Bonnie Brae Street and 654, 658, 660, 668 South Westlake Avenue)

**PROPOSED PROJECT:**

A request to enter into a Development Agreement with the City of Los Angeles for a term of 15 years and the provision of public benefits valued at \$7,500,000.

**REQUESTED ACTIONS:**

1. Pursuant to California Public Resources Code Section 21082.1(c)(3), adoption of the Mitigated Negative Declaration (Case No. ENV-2016-3144-MND) for the above referenced project;
2. Pursuant to California Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, adoption of the Mitigation Monitoring Program for ENV-2016-3144-MND; and
3. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 15 years.

**Applicant:** Adrian Jayasinghe, Walter & Aesha Jayasinghe Family Trust  
 Representative: Francis Park, Park & Velayos, LLP

**Staff:** Luci Ibarra, Senior City Planner  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)  
 (213) 978-1378

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

**Thursday, March 8, 2018**

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

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