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**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JULY 14, 2016 after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 8.

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 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at http://planning.lacity.org/Forms_Procedures/CPCPolicy.pdf. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. 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. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 Policies and 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.

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 through the Internet 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.**

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
 - 1. Ongoing Status Reports: The introduction of Deputy Mayor Raymond Chan
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – May 26, 2016

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.

4. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING 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.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

5. [CPC-2016-321-VZC-BL-ZAD-DD-SPR](#)

CEQA: ENV-2016-322-MND

Plan Area: Wilshire

Council District: 10 - Wesson

Expiration Date: 8-8-16

Appeal Status: Appealable to City Council, ZC, BL appealable by applicant only, if disapproved in whole or in part

Public Hearing – Completed on May 25, 2016

Location: 3974 – 3986 W. WILSHIRE BOULEVARD,
3975 – 3987 W. INGRAHAM STREET

Proposed Project:

The project involves the demolition of a two-story 4,732 square-foot structure, a one-story 4,668 square-foot structure and a surface parking lot and the construction, use and maintenance of a new seven-story, 85-foot tall, 205,109 square-foot mixed-use development consisting of 228 dwelling units and 16,955 square feet of commercial floor area providing 340 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

Requested Actions:

1. Pursuant to Section 12.32-Q of the Los Angeles Municipal Code, a Vesting Zone Change from R4P-2, R4-2 and C4-2 to C4-2 for the entire site.
2. Pursuant to Section 12.32-R of the Los Angeles Municipal Code, a Building Line Removal to remove a five-foot Building Line along Wilshire Boulevard established under Ordinance No. 59,577.
3. Pursuant to Section 12.24-X,22 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a maximum building height of 85 feet (85') between 100 and 199 feet of an R1 Zone.
4. Pursuant to Section 12.21-G,3 of the Los Angeles Municipal Code, a Director's Determination to permit a 6% reduction in the amount of total required Open Space.
5. Pursuant to Section 16.05-E of the Los Angeles Municipal Code, a Site Plan Review for a development which creates 50 or more dwelling units.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-322-MND) for the above referenced project.
7. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2016-322-MND.

Applicant: Wilshire & Wilton, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Recommended Actions:

1. Recommend that the City Council approve a Vesting Zone Change from R4P-2, R4-2 and C4-2 to C4-2 for the entire site.
2. Recommend that the City Council approve a Building Line Removal to remove a five-foot Building Line along Wilshire Boulevard established under Ordinance No. 59,577.
3. Approve a Zoning Administrator's Determination to permit a maximum building height of 85 feet (85') between 100 and 199 feet of an R1 Zone.
4. Approve a Director's Determination to permit a 6% reduction in the amount of total required Open Space.
5. Approve a Site Plan Review for a development which creates 50 or more dwelling units.
6. Adopt the Mitigated Negative Declaration (Case No. ENV-2016-322-MND) for the above referenced project.
7. Adopt the Mitigation Monitoring Program for ENV-2016-322-MND.

8. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.
10. Adopt the related Findings.

Staff: Oliver Netburn (213) 978-1382

6. [CPC-2015-2289-CU-ZAA-F](#) Council District: 1 - Cedillo
 CEQA: ENV-2015-2290-MND Expiration Date: 7-18-16
 Plan Area: Westlake Appeal Status: Appealable to City Council

Public Hearing – Completed on May 23, 2016

Location: 1915, 1921, 1925, 1929 W. PICO BOULEVARD,
 1238 S. WESTLAKE AVENUE

Proposed Project:

The project includes the conversion of an existing two-story warehouse into a public charter school. The building is approximately 29 feet in height and has a gross floor area of 34,214 square feet. It will be renovated to accommodate 22 classrooms, a multi-purpose room, a teacher's lounge, and administration offices. The school will have a maximum enrollment of 480 students, grades 9-12, with regular hours of operation from 7:40 a.m. to 3:30 p.m., Monday through Friday, in addition to after school tutoring, typical special events and a summer program. The project will provide a total of 33 automobile parking spaces on an existing surface parking lot, in addition to 88 short-term and three (3) long-term bicycle parking spaces.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.24, a Conditional Use to allow a public high school use in the CM-1 Zone.
2. Pursuant to LAMC Section 12.24 W.37, a Conditional Use to allow the continued use of a public parking lot in the RD1.5-1-HPOZ Zone.
3. Pursuant to LAMC Section 12.24 S, a 20% parking modification to permit 33 parking spaces in lieu of the required 41 parking spaces as part of a Conditional Use approval.
4. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow an over-in-height fence of up to eight feet within the required front yard of an RD1.5-1-HPOZ zoned lot.
5. Pursuant to LAMC Section 12.28 A, a Zoning Administrator's Adjustment to allow two (2) parking spaces within the required front yard of an RD1.5-1-HPOZ zoned lot.
6. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Program (MMP) for the above referenced project.

Applicant: Geraldine Jacoby, Value Schools
 Representative: Michael S. Woodward

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. ENV-2015-2290-MND and the Mitigation Monitoring Program (MMP) as adequate environmental clearance.
2. Approve the Conditional Use to allow an educational use in the CM-1 Zone.
3. Approve the Conditional Use to allow the continued use of a public parking lot in the RD1.5-1-HPOZ Zone.
4. Approve the 20% parking modification to permit 33 parking spaces in lieu of the required 41 parking spaces as part of a Conditional Use approval.
5. Approve the Zoning Administrator's Determination to allow an over-in-height fence of up to eight feet within the required front yard of an RD1.5-1-HPOZ zoned lot.
6. Approve the Zoning Administrator's Adjustment to allow two (2) parking spaces within the required front yard of an RD1.5-1-HPOZ zoned lot.
7. Advise the applicant that pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.
9. Adopt the related Findings.

Staff: Blake Lamb (213) 978-1167

7. [CPC-2015-3243-VCU-ZV](#) Council District: 10 - Wesson
CEQA: ENV-2015-3244-MND Expiration Date: 7-14-16
Plan Area: West Adams-Baldwin Hills-Leimert Appeal Status: Appealable to City Council, ZC
appealable by applicant only, if disapproved in
whole or in part

Public Hearing – Completed on May 18, 2016

Location: 4001 W. VENICE BOULEVARD

Proposed Project:

Demolition of an existing one-story, 10,765 square-foot classroom and convent building, and the construction, use and maintenance of a new public charter elementary school composed of a two-story 17,992 square-foot classroom and administration building, a 1,000 square-foot covered outdoor lunch area, an outdoor play area, a 20-space onsite parking lot. The school will serve 432 students in grades Kindergarten–5 on a 35,680 square-foot site in the C2-1-O and RD2-1-O Zones. The school will also have 78 bicycle parking spaces, and will be operated by 35 full time teachers and administrative staff with regular hours of operation from 7:00 a.m. to 6:00 p.m. Monday through Friday, which includes an after school program for up to approximately 50% of the student body between 3:00 p.m. and 6:00 p.m. The school will also have two staggered drop-off and pick-up times, based on the staggered start times for classes of 8:00 am and 9:00 am, and the staggered end times of 2:00 pm and 3:00 pm.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Commission will consider adopting the Mitigated Negative Declaration, (ENV-2015-3244-MND) for the subject use.
2. Pursuant to Section 21081.6 of the California Public Resources Code, the Commission will consider adopting the Mitigation Monitoring Program for ENV-2015-3244-MND.

3. Pursuant to Sections 12.24-T and 12.24-U,24 of the Los Angeles Municipal Code (L.A.M.C.), a Vesting Conditional Use to permit a public charter elementary school (Kindergarten-5th Grade) with a maximum enrollment of 432 students in the C2-1-O and RD2-1-O Zones.
4. Pursuant to L.A.M.C. Section 12.24-W.37, a Conditional Use to permit public parking in the RD2-1-O Zone.
5. Pursuant to L.A.M.C. Section 12.24-F, determinations for the following:
 - a. Permit a 42-inch high wall and monument sign located in the front-yard otherwise not permitted pursuant to L.A.M.C Section 12.09.1.
 - b. Permit a trash enclosure in the required rear-yard otherwise not permitted pursuant to L.A.M.C Section 12.09.1.
 - c. Permit bicycle parking and play equipment to be located in the required yards otherwise not permitted pursuant to L.A.M.C Section 12.09.1.
6. Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from Section 12.21-A,16(d)(i.) and (e)(1)(ii) to permit racks for short term bicycle spaces that do not allow the frame and wheel to be locked to the frame and are less than 24-inches wide, in lieu of that otherwise required.

Applicant: Valerie Braimah, City Charter Schools
 Representative: Michael S. Woodward

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (ENV-2015-3244-MND) and associated Mitigation Monitoring Program for the above-referenced project.
2. Approve a Vesting Conditional Use to permit a permit a public charter elementary school (Kindergarten-5th Grade) with a maximum enrollment of 432 students in the C2-1-O and RD2-1-O Zones.
3. Approve a Conditional Use to permit public parking in the RD2-1-O Zone in conjunction with the subject use.
4. Approve a determination to permit the following variations:
 - a. Permit a 42-inch high wall and monument sign located in the front-yard otherwise not permitted pursuant to L.A.M.C Section 12.09.1.
 - b. Permit a trash enclosure in the required rear-yard otherwise not permitted pursuant to L.A.M.C Section 12.09.1.
 - c. Permit bicycle parking and play equipment to be located in the required yards otherwise not permitted pursuant to L.A.M.C Section 12.09.1.
5. Approve a Zone Variance to permit racks for short term bicycle spaces that do not allow the frame and wheel to be locked to the frame and are less than 24-inches wide.
6. Adopt the Findings.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Jordann Turner (213) 978-1365

8. [TT-71751-1A](#) Council District: 4 – Ryu, 13 – O’Farrell
 CEQA: ENV-2011-2460-EIR, SCH#2011101035 Expiration Date: 7-17-16
 Plan Area: Hollywood, Wilshire Appeal Status: Further appealable to Council
 Related Cases: CPC-2011-2459-GPA-ZC-SP-SN-CA
 CPC-2011-2462-DA

PUBLIC HEARING

Location: 5555 W. MELROSE AVENUE

Proposed Project:

TT-71751 was approved for property located on the north side of Melrose Avenue between Gower Street and Van Ness Avenue and the south side of Melrose Avenue between Irving Boulevard and Bronson Avenue, for a 10-lot subdivision for the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office, and retail uses, the removal of approximately 536,600 square feet of stage, production office, support, office, and retail uses, a net increase of approximately 1,385,700 square feet of floor area, under the guidance of the Paramount Pictures Specific Plan encompassing the main studio property of approximately 56 acres (the Main Lot) and six surrounding properties comprising approximately 6 acres (the Ancillary Lots).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2011-2460-EIR, SCH No. 2011101035, 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 21801.6 of the California Public Resources Code, the adoption of the proposed Mitigation Monitoring Program.
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the adoption of the EIR.
4. Pursuant to LAMC section 17.03 of the Los Angeles Municipal Code, consideration of an appeal of the entire action of the Deputy Advisory Agency's approval of Tentative Tract No. 71751.
5. Pursuant to LAMC section 17.03 of the Los Angeles Municipal Code, consideration of an appeal, in part, of Conditions 10, 11, 15, 18, 22, S-1 and S-3 of the Deputy Advisory Agency's letter of determination approving Tentative Tract No. 71751, pursuant to Section 17.03 of the Los Angeles Municipal Code.

Applicant: Sharon Keyser, Paramount Pictures Corporation
Representative: George Mihalsten, Latham & Watkins, LLP

Appellant #1: Mary Ann Biewener
Representative: Beth Dorris

Appellant #2: Sharon Keyser, Paramount Pictures Corporation
Representative: George Mihalsten, Latham & Watkins, LLP

Recommended Actions:

1. Recommend that the City Planning Commission Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental Clearance No. ENV-2011-2460-EIR, (SCH. No. 2011101035), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
 - a. The Environmental Impact Report (EIR) for the Paramount Pictures Master Plan Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.

- c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Deny in part, grant in part, the appeals for TT-71751-1A, to allow proposed technical corrections and clarifications to the tract's letter of determination.
3. Adopt the Findings.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. Advise the applicant that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to, or concurrent with, the Environmental Notices and Determination (NOD) filing.

Staff: Elva Nuño O'Donnell (818) 374-5066
Adam Villani
Charles J. Rausch

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| <p>9. CPC-2011-2459-GPA-ZC-SP-SN-CA
 CEQA: ENV-2011-2460-EIR, SCH#2011101035
 Plan Area: Hollywood, Wilshire
 Related Cases: TT-71751-1A
 CPC-2011-2462-DA</p> | Council District: 4 – Ryu, 13 – O'Farrell
Expiration Date: 7-14-16
Appeal Status: Appealable to City
Council, ZC appealable by applicant only, if
disapproved in whole or in part |
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PUBLIC HEARING – Completed on May 16, 2016

Location: 5555 W. MELROSE AVENUE

Proposed Project:

The proposed Paramount Pictures Master Plan (the "Project"), consists of improvements to Paramount Studios comprising the main studio property of approximately 56 acres (the Main Lot) and six surrounding properties of approximately 6 acres (the Ancillary Lots). The Main Lot and Ancillary Lots are referred together as the Project Site. The Project includes the redevelopment of portions of the Project Site with new studio-related uses, circulation improvements, parking facilities, and pedestrian-oriented landscaped areas. These improvements would be implemented through the proposed Paramount Pictures Specific Plan (including a Historic Resources Preservation Plan), and a Sign Supplemental Use District which would guide development within the Project Site. The proposed Specific Plan would allow for the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office, and retail uses and the proposed demolition of approximately 536,600 square feet of stage, production office, support, office, and retail uses, resulting in a net increase of approximately 1,385,700 square feet of floor area within the Project Site upon completion of the proposed Project. No "Protected Trees," pursuant to Ordinance 177,404, have been identified on the Project Site. A haul route approval for 420,000 cubic yards of export, throughout Project build-out to 2038, is also requested.

Requested Actions:

1. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, certification of an Environmental Impact Report (EIR) (ENV-2011-2460-EIR) for the above-referenced Project. Adoption of the proposed Mitigation Monitoring Program and the required Findings for the adoption of the EIR. adoption of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to change the land use designation from Industrial Limited Manufacturing; Commercial Manufacturing; Neighborhood Office Commercial; Low Medium II Residential; and Medium Residential to:

- a. General Commercial for the Ancillary Lots (Main Lot would remain Industrial Limited Manufacturing), **OR**
- b. Regional Center/Regional Commercial for the Main Lot and Ancillary Lots (if Citywide Sign Ordinance is adopted).
3. Pursuant to Section 12.32 of the LAMC, a Zone Change from RD1.5-1XL; RD-1; R3-1XL; C2-1; [Q]C2-1VL; [Q]M1-1; [Q]M1-2D to the Paramount Pictures Specific Plan Zone (PPSP) and Sign Supplemental Use District (SN).
4. Pursuant to Section 11.5.7 of the LAMC, the establishment of the Paramount Pictures Specific Plan to provide regulatory controls (including a Historic Resources Preservation Plan) and the systematic execution of the General Plan within the project site.
5. Pursuant to Section 13.11 of the LAMC, establishment of a Sign Supplemental Use District "SN" to set forth sign regulations, procedures, guidelines and standards for the project site.
6. Pursuant to Sections 12.04 and 12.16 of the Chapter 1 of the LAMC, a Zone Code Amendment to establish the Paramount Pictures Specific Plan Zone (PPSP).
7. Pursuant to Section 12.36 and City Charter Section 564, concurrent consideration and processing of all entitlement requests.

Applicant: Sharon Keyser, Paramount Pictures Corporation
 Representative: George Mhlsten, Latham & Watkins, LLP

Recommended Actions:

1. Recommend that the City Planning Commission certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental Clearance No. ENV-2011-2460-EIR, (SCH. No. 2011101035), including the accompanying mitigation measures, the Mitigation Monitoring Program, adopt the related environmental CEQA Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
 - a. The Environmental Impact Report (EIR) for the Paramount Pictures Master Plan, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.
 - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Recommend that the City Council approve a General Plan Amendment (Hollywood Community Plan and Wilshire Community Plan) from Commercial Manufacturing; Neighborhood Office Commercial; Low Medium II Residential; and Medium Residential to General Commercial for properties identified.
3. Recommend that the City Council approve a Zone Change from RD1.5-1XL; R3-1-XL; R3-1; C2-1; [Q]C2-1; [Q]C2-1VL; [Q]M1-1; and [Q]M1-2D to Paramount Pictures Specific Plan (PPSP) zone.
4. Recommend that the Mayor approve, and that the City Council adopt, the Paramount Pictures Specific Plan.
5. Deny the establishment of a Sign District without prejudice, as the sign regulations proposed will be incorporated within the Paramount Pictures Specific Plan.
6. Approve and recommend that the City Council adopt a Code Amendment establishing the Paramount Pictures Specific Plan (PPSP).
7. Adopt the Findings.
8. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

9. Advise the applicant that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to, or concurrent with, the Environmental Notices and Determination (NOD) filing.

Staff: Elva Nuño O'Donnell (818) 374-5066
Adam Villani
Charles J. Rausch

10. **CPC-2011-2462-DA** Council District: 4 – Ryu, 13 – O'Farrell
CEQA: ENV-2011-2460-EIR, SCH#2011101035 Expiration Date: N/A
Plan Area: Hollywood, Wilshire Appeal Status: N/A
Related Cases: CPC-2011-2459-GPA-ZC-SP-SN-CA
TT-71751-1A

PUBLIC HEARING – Completed on May 16, 2016

Location: 5555 W. MELROSE AVENUE

Proposed Project:

Development Agreement for the provision of community benefits with a combined value estimated at approximately \$9,000,000 in exchange for a proposed term of 22 years.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2011-2460-EIR, SCH No. 2011101035, 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 21801.6 of the California Public Resources Code, the adoption of the proposed Mitigation Monitoring Program.
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the adoption of the EIR.
4. 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 22 years.

Applicant: Sharon Keyser, Paramount Pictures Corporation
Representative: George Mihlsten, Latham & Watkins, LLP

Recommended Actions:

1. Recommend that the City Planning Commission Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental Clearance No. ENV-2011-2460-EIR, (SCH. No. 2011101035), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental CEQA Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
 - a. The Environmental Impact Report (EIR) for the Paramount Pictures Master Plan, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b. The project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.
 - c. The project's EIR represents the independent judgment and analysis of the lead agency.

2. Recommend that the City Planning Commission approve and recommend that the City Council adopt the 'Paramount Pictures Corporation Development Agreement', pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations, for a term of approximately 22 years.
3. Recommend that the City Council adopt an ordinance, and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
4. Recommend that the City Council adopt the Findings as the City Council's Findings of Approval.
5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. Advise the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Elva Nuño O'Donnell (818) 374-5066
Adam Villani
Charles J. Rausch

The following case will be heard after 10:30 am:

- | | | |
|-----|---|------------------------|
| 11. | <u>CPC-2015-3484-CA</u> | Council Districts: All |
| | CEQA: ENV-2015-4197-ND | Expiration Date: N/A |
| | Plan Areas: All | Appeal Status: N/A |

Public Hearings – Completed on December 2, 3, 15, 16, 2015, May 4, 9, 16, 2016

Location: CITYWIDE

Proposed Project:

A proposed ordinance amending Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, and 12.23 of the Los Angeles Municipal Code (LAMC) to modify single-family development standards for properties zoned R1, RA, RE, and RS citywide. The proposed ordinance would update the existing Baseline Mansionization Ordinance and Baseline Hillside Ordinance (BMO and BHO) provisions relating to the size and bulk of new single-family residences and modify permitted grading quantities for single-family lots in designated "Hillside Areas."

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Approve and recommend that the City Council adopt the proposed ordinance with staff recommended modifications.
3. Adopt the Findings.
4. Adopt the Negative Declaration as the CEQA clearance on the subject.

Applicant: City of Los Angeles

Staff: Phyllis Nathanson (213) 978-1474
Thomas Rothmann

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

Thursday, July 28, 2016

**VAN NUYS CITY HALL
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401**

An Equal Employment Opportunity/Affirmative Action Employer

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.