

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
****CORRECTED****
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 10, 2016 after 8:30 a.m.
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. [DIRECTOR'S REPORT](#)

A. Update on City Planning Commission Status Reports and Active Assignments

1. Ongoing Status Reports - Update on the Sign Ordinance
2. City Council/PLUM Calendar and Actions
3. List of Pending Legislation

B. Legal actions and rulings update

C. Other items of interest

2. [COMMISSION BUSINESS](#)

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – October 13, 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. 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.

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-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.

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. **CONSENT CALENDAR** (Item No. 5a)

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-2016-1417-DB](#)
CEQA: ENV-2016-1418-MND
Plan Area: West Los Angeles

Council District: 11 - Bonin
Last Day to Act: 11-21-16

PUBLIC HEARING – Completed on August 17, 2016

PROJECT SITE: 11701, 11711, 11715, and 11715 ½ West Santa Monica Blvd;
1511 South Barrington Avenue

PROPOSED PROJECT:

The project involves the redevelopment of the project site to permit the construction of a five-story, 53-unit multi-family residential apartment building including 6 joint live work units and a minimum of 11% Very Low Income Units, approximately 1,500 square feet of ground floor commercial uses, and subterranean fully automated parking. The project would provide a minimum of 74 automobile (59 residential and 15 commercial) and 62 bicycle parking spaces. The maximum building height will be 56 feet.

REQUESTED ACTIONS:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1418-MND (“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; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration 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 35 percent Density Bonus with 11 percent (5 units) reserved for Very Low Income Households, to permit the construction of a mixed-use development with 53 residential units (including 6 joint live-work units) and approximately 1,500 square feet of ground floor commercial space, utilizing Parking Option 1 and requesting four incentives (waivers) (one on-menu incentive and three off-menu incentives):
 - a. Pursuant to LAMC Section 12.22.A.25(f)(4)(ii), an on-menu incentive to increase the Floor Area Ratio (FAR) to 3:1 in lieu of the otherwise permitted 1.5:1 pursuant to LAMC Section 12.21.1-A; and
 - b. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu incentive to permit a building height of five stories and 56 feet in lieu of the otherwise permitted three stories and 45 feet pursuant to LAMC Section 12.21.1.A.1.

- c. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu incentive to permit a reduced southerly side yard setback varying in width from 0 to 6 feet in lieu of the required 8-foot side yard setback pursuant to LAMC Section 12.11.C.2.
- d. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu incentive to permit a reduced rear yard varying in width from approximately 12 feet 10 inches to 13 feet 7 inches in lieu of the required 17-foot rear yard setback pursuant to LAMC Section 12.11.C.3.

Applicant: Markwood Enterprises
Representative: Craig Lawson & Company

Staff: Lillian Rubio, Planning Assistant
(213) 978-1840
lillian.rubio@lacity.org

6. [CPC-2016-1706-VZC-HD-SPR](#)
CEQA: ENV-2016-1707-MND
Plan Area: Central City North

Council District: 14 – Huizar
Last Day to Act: 11-22-16

PUBLIC HEARING – Completed on September 7, 2016

PROJECT SITE: 2136, 2140, 2144, and 2148 East Violet Street

PROPOSED PROJECT:

The proposed project involves the demolition of an industrial warehouse and scrap metal yard and the construction, use, and maintenance of a 96,936 square-foot nine-story office building with ground-floor retail, four stories of above grade parking, and four stories of office with a Floor Area Ratio (FAR) of 3 to 1. The project will include 90,773 square feet of office space on floors 6 – 9 and 6,163 square feet of ground-floor retail, 200 automobile parking spaces on the ground floor through 5th floor, and 37 bicycle parking spaces (14 short-term and 23 long-term).

REQUESTED ACTIONS:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-1707-MND) and Mitigation Monitoring Program for the above-referenced project;
2. Pursuant to LAMC Section 12.32-F, a Zone Change and Height District Change from M3-1- RIO (Manufacturing Zone with a maximum 1.5 to 1 FAR) to (T)(Q)M3-2D- RIO (Manufacturing Zone with a maximum 3 to 1 FAR);
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area.

Applicant: Richard G. Newman, Violet Street Investor, LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

Staff: JoJo Pewsawang, City Planning Associate
(213) 978-1214
jojo.pewsawang@lacity.org

7. [VTT-74131-1A](#)
CEQA: ENV-2015-897-EIR
SCH No. 2016011061
Plan Area: Wilshire

Council District: 5 – Koretz
Last Date to Act: 11-19-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 333 South La Cienega Boulevard

PROPOSED PROJECT:

The project, as approved by the Advisory Agency on October 14, 2016, proposes the construction of a mixed-use development consisting of 145 residential units, with 10 percent of the permitted base density set aside for affordable housing, and 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and a 3,370 square-foot restaurant. As part of the total 145 units, the project will set aside 7 units for Very Low Income Households and 6 units for Moderate Income Households. The development will be up to 240 feet in height on an approximately 1.15-acre site. The project includes 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor. The project also includes 299 bicycle parking spaces. The project will contain 294,294 square feet of floor area upon full build out.

APPEAL:

1. An appeal of the certification of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2015-897-EIR, SCH No. 2016011061; and
2. Pursuant to Section 17.03 of the Los Angeles Municipal Code (LAMC), and appeal of the Advisory Agency’s approval of Vesting Tentative Tract Map No. 74131, located at 333 S. La Cienega Blvd., consisting of one master ground lot and four airspace lots for the development of 145 residential units, with 10 percent of the permitted base density set aside for affordable housing, and 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and a 3,370 square-foot restaurant. As part of the total 145 units, the project will set aside 7 units for Very Low Income Households and 6 units for Moderate Income Households, as shown on map stamp-dated September 13, 2016, in the Wilshire Community Plan.

Applicant: CRM Properties
Representative: George J. Mhlsten, Latham & Watkins LLP

Appellant #1: Joseph Bourgeois, SoCal Environmental Justice Alliance
Appellant #2: Beverly Wilshire Homes Association, Inc.

Staff: Alejandro Huerta, Planning Assistant
(213) 978-1454
alejandro.huerta@lacity.org

8. [CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR](#) Council District: 5 – Koretz
CEQA: ENV-2015-897-EIR Last Date to Act: 11-28-16
SCH No. 2016011061
Plan Area: Wilshire

PUBLIC HEARING – Completed on September 21, 2016

PROJECT SITE: 333 South La Cienega Boulevard

PROPOSED PROJECT:

The project, as approved by the Advisory Agency on October 14, 2016, proposes the construction of a mixed-use development consisting of 145 residential units, with 10 percent of the permitted base density set aside for affordable housing, and 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and a 3,370 square-foot restaurant. As part of the total 145 units, the project will set aside 7 units for Very Low Income Households and 6 units for Moderate Income Households. The development will be up to 240 feet in height on an approximately 1.15-acre site. The project includes 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor. The project also includes 299 bicycle parking spaces. The project will contain 294,294 square feet of floor area upon full build out.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, review and consider the adequacy of the previously certified Environmental Impact Report (EIR), ENV-2015-897-EIR, SCH No. 2016011061, including the Environmental Findings, Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to LAMC Section 11.5.6, a General Plan Amendment to the Wilshire Community Plan to:
 - a. Change the property's land use designation from "Neighborhood Office Commercial" to "General Commercial" and;
 - b. To modify Footnote 5.1 of the Wilshire Community Plan's Land Use map to allow Height District 2D;
3. Pursuant to LAMC Sections 12.32-F and 12.32-Q, a Vesting Zone and Height District Change from C2-1VL-O to (T)(Q)C2-2D-O;
4. Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use Permit to allow the on-site and off-site sale of a full line of alcoholic beverages in conjunction with a proposed grocery market and the on-site sale and consumption of a full line of alcoholic beverages in conjunction with a full service restaurant;
5. Pursuant to LAMC Section 12.27, a Variance from LAMC Section 12.21-A,16(E)(2)(iii) to allow alternative stall siting for long-term bicycle parking;
6. Pursuant to LAMC Section 12.22-A,25, a 16% Density Bonus to provide an additional 20 units in lieu of 125 base units, for a total of 145 units. The project will set aside 5% (7 units) for Very Low Income Households and 5% (6 units) for Moderate Income Households. In addition, the project is seeking two incentives, including:
 - a. Pursuant to LAMC Section 12.22-A,25(F)(4)(i) an On-Menu Incentive to permit a 20 percent increase in FAR to permit a 4.8:1 FAR in lieu of 4:1 FAR set forth in the proposed "D" limitation.
 - b. Pursuant to LAMC Section 12.22-A,25(G)(3), a Waiver of Development Standard (Off-Menu) to permit a 6:1 FAR in lieu of 4.8:1 FAR; and
7. Pursuant to LAMC Section 16.05-C,1(B), Site Plan Review for a project resulting in 145 net new residential units.

Applicant: CRM Properties
 Representative: George J. Mhlsten, Latham & Watkins LLP

Staff: Alejandro Huerta, Planning Assistant
 (213) 978-1454
alejandro.huerta@lacity.org

9. [AA-2012-919-PMLA-1A](#)
 ENV-2012-920-EIR
 SCH No. 2014061030
 Plan Area: South Central

Council District: 9 – Price
 Last Date to Act: 11-10-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 4051 Alameda Street

PROPOSED PROJECT:

The proposed project involves the subdivision of one 562,314 net square-foot parcel into four lots (Lot 1: 3.23 net acres, Lot 2: 3.23 net acres, Lot 3: 3.23 net acres, and Lot 4: 3.23 net acres) in the M2-2 Zone. The project includes the construction of four industrial buildings consisting of Building 1: 115,973 square feet and 123 parking spaces, Building 2: 133,680 square feet and 79 parking spaces, Building 3: 116,724 square feet and 96 parking spaces, and Building 4: 113,743 square feet and 106 parking spaces. The applicant is requesting the merger of the right-of-way of 40th Place and the two alleys north and south of 40th Place.

APPEAL:

1. An appeal of the certification of the Environmental Impact Report, findings, Statement of Overriding Considerations, and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2012-920-EIR, SCH No. 2014061030, and
2. Pursuant to the Los Angeles Municipal Code Section 17.54, an appeal of the Advisory Agency's approval of Parcel Map AA-2012-919-PMLA to permit the subdivision of one 565,314 net square-foot parcel into four lots (Lot 1: 3.23 net acres, Lot 2: 3.23 net acres, Lot 3: 3.23 net acres, and Lot 4: 3.23 net acres) in the M2-2 Zone.

Applicant: CEG Construction
Representative: Barry Segal, Segal + REA Architecture

Appellant: Mr. Tezozomoc, South Central Farmers

Staff: Jenna Monterrosa, City Planner (213) 978-1377 jenna.monterrosa@lacity.org
William Lamborn, Planning Assistant (213) 978-1470 william.lamborn@lacity.org

10. [DIR-2013-887-SPR-1A](#)
ENV-2012-920-EIR
SCH No. 2014061030
Plan Area: South Central

Council District: 9 - Price
Last Date to Act: 11-10-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 4051 Alameda Street

****PROPOSED PROJECT:**

The proposed project involves the subdivision of one 562,314 net square-foot parcel into four lots (Lot 1: 3.23 net acres, Lot 2: 3.23 net acres, Lot 3: 3.23 net acres, and Lot 4: 3.23 net acres) in the M2-2 Zone. The project includes the construction of four industrial buildings consisting of Building 1: 115,973 square feet and 123 parking spaces, Building 2: 133,680 square feet and 79 parking spaces, Building 3: 116,724 square feet and 96 parking spaces, and Building 4: 113,743 square feet and 106 parking spaces. The applicant is requesting the merger of the right-of-way of 40th Place and the two alleys north and south of 40th Place.

APPEAL:

1. An appeal of the certification of the Environmental Impact Report, findings, Statement of Overriding Considerations, and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2012-920-EIR, SCH No. 2014061030; and
2. Pursuant to LAMC Section 16.05, an appeal of the Director's approval of a Site Plan Review for the construction, use and maintenance of four new industrial buildings consisting of: Building 1: 115,973 square feet and 124 parking spaces, Building 2: 133,680 square feet and 79 parking spaces, Building 3: 116,724 square feet and 96 parking spaces, and Building 4: 113,743 square feet and 106 parking spaces.

Applicant: CEG Construction
Representative: Barry Segal, Segal + REA Architecture

Appellant: Mr. Tezozomoc, South Central Farmers

Staff: Jenna Monterrosa, City Planner (213) 978-1377 jenna.monterrosa@lacity.org
William Lamborn, Planning Assistant (213) 978-1470 william.lamborn@lacity.org

11. [CPC-2016-2110-CA](#)
CEQA: ENV-2016-2111-ND
Plan Areas: All

Council Districts: All
Last Day to Act: N/A
Continued from 10-13-16

PUBLIC HEARING – Completed on August 25, 2016

PROJECT SITE: Citywide

PROPOSED ORDINANCE:

An Ordinance amending Sections 12.04, 12.08, 12.21, 12.21.1, 12.23, 12.32 S, and 13.18, and adding Sections 12.21.6 and Section 13.19 to the Los Angeles Municipal Code (LAMC) to establish variations of the R1 Zone and an “RG” Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS, and R1 Zones.

REQUESTED ACTIONS:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-2011-ND (“Negative Declaration”), and all comments received, 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. Adopt the staff report as its report on the subject.
3. Recommend that the City Council adopt the proposed ordinance.
4. Recommend that the City Council adopt the Findings.

Applicant: City of Los Angeles

Staff: Phyllis Nathanson, City Planner
(213) 978-1474
phyllis.nathanson@lacity.org

12. [CPC-2016-2112-ZC](#)
11
CEQA: ENV-2016-2011-ND
Plan Area: Various

Council Districts: 4, 5, 10 and
11
Last Date to Act: N/A
Continued from 10-13-16

PUBLIC HEARINGS - Completed on August 29, 2016, August 30, 2016, August 31, 2016, September 13, 2016, September 20, 2016 and October 13, 2016

PROJECT SITE: The area consists of several communities throughout the City identified in the proposed Ordinances by the following neighborhood names: Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, Lower Council District 5, Inner Council District 5, Beverlywood, Fairfax, Mar Vista / East Venice, Kentwood and Pacific Palisades communities.

PROPOSED ORDINANCE:

As follow-up to Interim Control Ordinance number 183,497 and 184,381, the proposed zone change ordinance will provide more specialized development regulation for single-family dwelling units within the project boundaries identified in the proposal utilizing the new “R1- One-Family Variation Zones” proposed for the Los Angeles Municipal Code via a separate Code Amendment, case number CPC-2016-2110-CA. The new zones represent context sensitive zoning meant to preserve the neighborhood character of the Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, Lower Council District 5,

REQUESTED ACTIONS:

1. FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-2011-ND (“Negative Declaration”), and all comments received, 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 Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Faircrest Heights proposed Ordinance Maps from R1-1 to R1R2-RG and R1V2-RG.
3. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Picfair Village proposed Ordinance Maps from R1-1 to R1R2-RG and R1V2-RG.
4. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Wilshire Vista proposed Ordinance Maps from R1-1 to R1R2-RG.
5. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Crestview proposed Ordinance Maps from R1-1 to R1R2-RG.
6. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the South Hollywood proposed Ordinance Maps from R1-1 to R1R2-RG.
7. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the La Brea Hancock, proposed Ordinance Maps from R1-1 to R1R2-RG.
8. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Larchmont Heights proposed Ordinance Maps from R1-1 to R1R2-RG.
9. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Lower Council District 5 proposed Ordinance Maps from R1-1 to R1V2.
10. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Inner Council District 5 proposed Ordinance Maps from R1-1 to R1VNew.
11. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Beverlywood proposed Ordinance Maps from R1-1 to R1VNew.
12. 11. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Fairfax proposed Ordinance Maps from R1-1 to R1VNew.
13. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Mar Vista / East Venice proposed Ordinance Maps from R1-1 to R1V2.
14. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Kentwood proposed Ordinance Maps from R1-1 to R1V2.
15. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Pacific Palisades proposed Ordinance Maps from R1-1 to R1V1 and R1H1.

Applicant: City of Los Angeles

Staff: Christine Saponara, City Planner
(213) 978-1363
christine.saponara@lacity.org

13. SOLAR ENERGY

Commission discussion and direction regarding the development of a solar energy installation policy.

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

Thursday, November 17, 2016

**Van Nuys City Hall
City Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401**

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