

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 23, 2012, after 8:30 a.m.
VAN NUYS CITY HALL COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CA 91401

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission Vice-President Regina Freer at 8:47 a.m.

Commissioners present: Freer, Cardoso, Kim, Lessin, Perlman, Romero

Commissioners absent: Burton, Hovaguimian, Roschen

1. DIRECTOR'S REPORT – Deputy Director Lisa M. Webber

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports:
 - 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 – Commissioner Cardoso will be absent Sept. 27, 2012
- B. Commission Requests
- C. Minutes of Meeting – August 9, 2012

Motion:

To approve the Minutes of the City Planning Commission Meeting of August 9, 2012.

Moved: Lessin
Seconded: Perlman
Ayes: Cardoso, Freer, Kim

Absent: Burton, Hovaguimian, Romero, Roschen

Vote: 5 - 0

3. **PUBLIC COMMENT PERIOD**

No Speakers

4. **CPC-2008-4953-CU-CUB-DA-ZAA-SPP-SPR-PA-MISC**

CEQA: ENV-2008-4950-EIR, SCH No. 20090610084
Plan Area: West Los Angeles

Council District: 5 – Koretz
Expiration Date: 8-24-12
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 18, 2012

Location: 2025 AVENUE OF THE STARS, 2030 CENTURY PARK WEST
1220 W. CONSTELLATION BOULEVARD

Proposed Project:

Redevelopment of the site of the 16-story Hyatt Regency Century Plaza hotel. The project includes the construction of an integrated mixed-use development, providing hotel, residential, commercial and ground-level retail and restaurant uses surrounding an over 1.5-acre publicly accessible plaza (the "Project"). The Proposed Project includes as two different project development options ("Option A" and "Option B") with an alternative ("Alternative 5"). Option A would remove the Existing Hotel and construct two 49-story buildings containing 293 residential dwelling units ("DU") and a mix of office, hotel, and retail uses. Option A would result in a net increase of 684,409 square feet of floor area on the Project Site. Option B would construct a similar mixed-use development but would rehabilitate and integrate the Existing Hotel into the proposed design. Two 46-story buildings would be constructed behind (west of) the Existing Hotel. The south building would contain residential uses only. The north building would include either (1) a mix of office and residential uses (the "Option B With Office Scenario"), or (2) residential units only with no office space (the "Option B Without Office Scenario"). The Option B With Office Scenario would result in a net increase of 774,964 square feet of floor area on the Project Site (including 261 DU). The Option B Without Office Scenario would result in a net increase of 778,682 square feet of floor area on the Project Site (including 353 DU). Both Option A and Option B would include an approximately two-acre publicly accessible plaza that would be surrounded by ground-level retail and restaurant uses. An alternative ("Alternative 5") is also proposed that would reposition the north and south buildings of Option B toward the center of the plaza behind the renovated Existing Hotel ("Rehabilitated Building").

Requested Actions:

Filed Under CPC-2008-4953-CU-CUB-DA-ZAA-SPP-SPR-PA-MISC

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Find that the previously Certified Environmental Impact Report (EIR), **ENV-2008-4950-EIR**, SCH No. 20090610084, for the above-referenced project is adequate for the following actions:
 - a. 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.
 - b. Adoption of the proposed Mitigation Monitoring Program and Reporting Program and the required Findings for the adoption of the EIR.
2. Pursuant to Section 12.24 W.24 of the Municipal Code, a Conditional Use to permit the use and maintenance of a hotel on a site classified in the C2 (commercial) Zone that is located within 500 feet of properties classified in an R (residential) Zone.

3. Pursuant to Section 12.24 .W.1 of the Municipal Code, a Conditional Use for a Master Alcohol Permit, or various conditional use permits to allow the sale and dispensation of a full line of alcoholic beverages, for on-site consumption within up to five (5) separate facilities and/or as an accessory to the operation of a hotel and apartment hotel and for two (2) off-site sale permits for use in connection with catering and a retail food and beverage shop.
4. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a Development Agreement between Next Century Associates LLC and the City of Los Angeles, to provide reasonable assurances to the Applicant pursuant to its ability to implement the requested Development Approvals, with the provision to the City of certain public benefits.
5. Pursuant to Section 12.28.C, a Zoning Administrator's Adjustments to permit zero-foot setbacks in lieu of 16 feet minimum otherwise required for the west side yard.
6. Pursuant to Section 12.28.C, a Zoning Administrator's Adjustments to permit zero-foot setbacks in lieu of 20 feet minimum otherwise required for the south rear yard.
7. Pursuant to Section 11.5.7C, a Project Permit Compliance for the project following provisions of the Century City North Specific Plan.
8. Pursuant to Section 16.05.B of the Municipal Code, Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms, or combination thereof; and for a development project that creates or results in an increase of 50,000 square feet of nonresidential floor area.
9. Pursuant to Section 12.24.M, a Plan Approval to relocate the wireless communications facilities permitted pursuant to Case number ZA-2002-2400(CU)(ZA).
10. Pursuant to the Century City North Specific Plan, Section 10, a Miscellaneous Entitlement Approval to request that the City Planning Commission, with the City Engineer, approve a change of the alignment of the on-site location of the Pedestrian Corridor.

Applicant: Next Century Associates LLC, Michael Rosenfeld
Representative: Mark Armbruster, Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Find that the previously Certified Environmental Impact Report is adequate for the following actions and that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata No. **ENV-2008-4950-EIR**, SCH No. 20090610084, Adopt the Mitigation Monitoring and Reporting Program: Adopt the related Environmental Findings; and Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. Disapprove the project as filed that permitted two development options that included office uses and approve the development Option B Alternative 5 Without Office project.
3. Approve the requested Conditional Use to permit the establishment of a hotel on a site classified in the C2 (commercial) Zone that is located within 500 feet of properties classified in an R (residential) Zone.
4. Approve the requested Conditional Use Master Alcohol Permit, or various conditional use permits to allow the sale and dispensation of a full line of alcoholic beverages for on-site consumption within up to five (5) separate facilities and/or as an accessory to the operation of a hotel and apartment hotel and for two (2) off-site sale permits for use in connection with catering and a retail food and beverage shop.
5. Approve and Recommend that the City Council, Adopt the Development Agreement pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement as attached, including but not limited to, a maximum for a term of 15 years.
6. Approve the requested Adjustment to permit a zero foot setback in lieu of the otherwise required minimum 16 foot setback for the west side yard

7. Approve the requested Adjustment to permit a zero foot setback in lieu of the otherwise required minimum 20 foot setback for the south rear yard
8. Approve the requested Project Permit Compliance findings with the Century City North Specific Plan.
9. Approve the requested Site Plan Review findings.
10. Approve the requested Plan Approval findings to relocate wireless Communication facilities.
11. Approve the requested Miscellaneous Entitlement Approval to change of the alignment of the on-site Pedestrian Corridor.
12. 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.
13. 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: Kevin Jones (213) 978-1361

Motion:

To approve per staff recommendations, with modified conditions

Moved: Lessin
 Seconded: Cardoso
 Ayes: Freer, Kim, Perlman, Romero
 Absent: Burton, Hovaguimian, Roschen

Vote: 6 - 0

**5. CPC-2010-687-ZC-SPE-SPR-
ZV-ZAD-SPP**

CEQA: ENV-2010-688-MND
 Plan Area: Encino-Tarzana

Council District: 3 – Zine
 Expiration Date: 8-23-12
 Appeal Status: Appealable to City
 Council, ZC appealable by applicant if
 disapproved in whole or in part

LIMITED PUBLIC HEARING

PUBLIC HEARING – Completed on December 13, 2010

Location: 18117, 18119, 18121, 18123, 18125, 18127, 18129, 18131, 18133 W.
 VENTURA BOULEVARD, 5219 N. LINDLEY AVENUE

Proposed Project:

Demolition of an existing 19,792 square-foot Michael's store, for the construction of a new medical office (126,734 square-feet) and general office building (11,980 square-feet), for a total of 138,714 square-feet of new construction. Parking will consist of two subterranean levels and a three and four level parking structure accommodating 824 spaces. The proposed project is located on a 2.37-acre site classified in the C2-1VLD and P1-1VLD which is also located within the boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration **No. ENV-2010-688-MND** for the above-referenced project.
2. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), the concurrent processing of all entitlements listed below.
3. Pursuant to Section 12.32 of the LAMC, a Zone Change from C2-1VLD (Commercial Zone) and P-1VLD (Automobile Parking Zone) to (T)(Q)C2-1VLD (Commercial Zone).
4. Pursuant to Section 11.5.7-F of the LAMC, the following Exceptions from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052):
 - a. Sec. 7.E to permit a height of 67 feet in lieu of the 30-foot height limit.
 - b. *Section 7.E.1.f to permit portions of the medical office building to exceed the required building setback above 30 feet in height for each 15 foot increment, or portion of that increment above 25 feet, at least a ten foot setback from the roof perimeter is provided.
 - c. Sec. 6.B to permit a Floor Area Ratio (FAR) of 1.34:1 in lieu of the maximum FAR permitted of 1.0:1.
 - d. Sec. 7.B to permit lot coverage of 77 percent in lieu of the maximum lot coverage permitted of 60 percent.
 - e. Sec. 7.A to permit a side yard of 18 Ft. in lieu of maximum permitted of 10 ft.
5. Pursuant to Section 16.05 the LAMC, Site Plan Review for a project which creates 50,000 gross square-feet or more of nonresidential floor area.
6. Pursuant to Section 12.27 of the LAMC, a Variance to permit a deviation in the FAR of 1.34:1 in lieu of the "D" limitation restricting the FAR to 1:1 pursuant to Ordinance 164,203, Subarea 2140.
7. Pursuant to Section 12.24-X,22 and 12.28 of the of the LAMC, a Determination to permit portions of the project a maximum height of 35-feet, in lieu of transitional height limit of 33-feet as required by Section 12.21.1.A(10) of the Municipal Code for buildings located between 50 to 99 feet from RW1 Zone or a more restrictive zone.
8. Pursuant to Section 11.5.7-C of the LAMC, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Applicant:

18131 Ventura LLC, Daniel Kashani

Representative: Mark Armbruster, Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Disapproval, pursuant to Section 12.32 of the L.A.M.C., a Zone Change from C2-1VLD and P-1VLD to (Q)C2-1VLD over the entire, subject to the attached findings for disapproval
2. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a height of 62 feet in lieu of the 30-foot height limit specified in Section 7.E of the Specific Plan, subject to the findings for disapproval.
3. Disapprove, pursuant to Section 7.E.1.f to permit portions of the medical office building to exceed the required building setback above 30 feet in height for each 15 foot increment, or portion of that increment above 25 feet, at least a ten foot setback from the roof perimeter is provided, subject to the findings for disapproval.
4. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a FAR of 1.10:1 in lieu of the maximum FAR of 1.0:1 specified in Section 6.D of the Specific Plan, subject to the findings for disapproval.
5. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a lot coverage of 63 percent in lieu of the maximum lot coverage of 60 percent specified in Section 7.B of the Specific Plan,

- subject to the findings for disapproval.
6. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to permit a side yard of 18 feet in lieu of the maximum 10 feet specified in Section 7.A of the Specific Plan, subject to the findings for disapproval.
 7. Disapprove, pursuant to Section 16.05 the LAMC, Site Plan Review for a project which creates 50,000 gross square-feet or more of nonresidential floor area, subject to the findings for Disapproval.
 8. Disapprove, pursuant to Section 12.27 of the LAMC, a Variance to permit a deviation in the FAR of 1.10:1 in lieu of the "D" limitation restricting the FAR to 1:1 pursuant to Ordinance 164,203, Subarea 2140, subject to the findings for disapproval.
 9. Disapprove, pursuant to Section 12.24-X,22 and 12.28 of the of the LAMC, a Determination to permit portions of the project a maximum height of 35-feet, in lieu of transitional height limit of 33-feet as required by Section 12.21.1.A(10) of the Municipal Code for buildings located between 50 to 99 feet from RW1 Zone or a more restrictive zone, subject to the findings for disapproval.
 10. Disapprove, pursuant to Section 11.5.7-C of the LAMC, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan, subject to the findings for disapproval.
 11. Disapprove the Mitigated Negative Declaration No. **ENV-2010-688-MND**, as inadequately addressing the impacts specifically related to aesthetics, access, egress, site planning, height, and bulk.
 12. Adopt the findings for disapproval of all entitlement requests.

Staff: Franklin Quon (818) 374-5036

Note: This item was postponed to the end of the regular session and heard on Special Agenda.

Motion:

To approve the project as revised by the Commission, with modified conditions and new findings.

Moved: Freer
Seconded: Lessin
Ayes: Cardoso, Kim, Perlman
Absent: Burton, Hovaguimian, Romero, Roschen

Vote: 5 - 0

6. **CPC-2011-1936-SN**
CEQA: ENV-2011-1937-MND
Plan Area: Sylmar

Council District: 7 – Alarcon
Expiration Date: 8-23-12
Appeal Status: Appealable by
applicant, if disapproved

PUBLIC HEARING – Completed on June 11, 2012

Location: 12775, 12835, 12861, 12881 ENCINITAS AVENUE

Proposed Project:

A new Sign District (Encinitas Signage Supplemental Use District) permitting and regulating sign characteristics including, but not limited to the following: design, materials, height, area, location, off-site signage and content, and number of signs, on 4 parcels of land, zoned C1, QC1-1, and P-1, within

4.89 acres. The proposal anticipates the erection of a 31'-6" x 17'-6" double faced pole sign with multiple plex-faces, having a total of 1,102 square feet of sign area (551 square feet on each side), a maximum of approximately 82 feet high, advertising a total of 4 business entities involving an on-site gas station and 3 other off-site entities including 2 motels and a restaurant. Other directional signs over the balance of the properties will be inclusive of the proposal to supplement the existing wall signage.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2011-1937-MND** for the above referenced project
2. Pursuant to Section 13.11 of the Municipal Code, Adopt a "SN" District for the establishment of a new Supplemental Use District.

Applicant: Mitch Chemers, PermitWiz Planning Company
Representative: Robert B. Lamishaw, JPL Zoning Services, Inc.

Recommended Actions:

1. Approve and Recommend that the City Council Adopt the SN District for the establishment of a new Supplemental District relative to the Encinitas Sign District with the development standards and design guidelines, as set forth in Section 13.11.
2. Adopt Mitigated Negative Declaration No. **ENV-2011-1937-MND**.
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.

Staff: Franklin Quon (818) 374-5036

Motion:

To approve per staff recommendations, with amended findings

Moved: Perlman
Seconded: Lessin
Ayes: Cardoso, Freer, Kim, Romero
Absent: Burton, Hovaguimian, Roschen

Vote: 6 - 0

7. **CPC-2012-551-ZC-SPR**
CEQA: ENV-2012-550-MND
Plan Area: Encino- Tarzana

Council District: 5 – Koretz
Expiration Date: 8-28-12
Appeal Status: Appealable to City
Council, ZC appealable by applicant
if disapproved in whole or in part

PUBLIC HEARING – Completed on June 19, 2012

Location: 17720-17730 W. MAGNOLIA BOULEVARD

Proposed Project:

A Zone Change from the RA-1 Zone to the R3-1 Zone and Site Plan Review for the construction, use and maintenance of a 50-unit apartment building having a floor area of approximately 85,000 square feet and a maximum height of 45 feet. A total of 100 parking spaces will be located at grade in conformance with the Los Angeles Municipal Code.

Requested Actions:

1. Pursuant to Sections 12.32-F and 16.05 of the Los Angeles Municipal Code, a Zone Change from the RA-1 Zone to the R3-1 Zone.
2. Site Plan Review for the construction, use and maintenance of a 50-unit apartment building having a floor area of approximately 85,000 square feet.
3. Consideration of Mitigated Negative Declaration number **ENV-2012-550-MND**.

Applicant: Yarmouth HFP, LLC
Representative: Rosenheim & Associates, Inc.

Recommended Actions:

1. Recommend that the City Council Adopt a Zone Change from the RA1 Zone to the R3-1 Zone.
2. Approve the requested Site Plan Review.
3. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached page.
4. Adopt the Findings.
5. Adopt the Mitigated Negative Declaration as provided under case number **ENV-2012-550-MND** pursuant to the California Environmental Quality Act.
6. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

Staff: Nicholas Hendricks (818) 374-5046

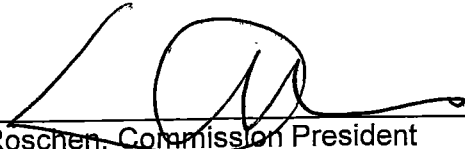
Motion:

To approve per staff recommendations, with modified conditions.

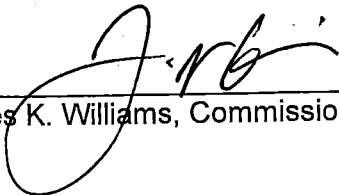
Moved: Freer
Seconded: Lessin
Ayes: Cardoso, Freer, Kim, Perlman, Romero
Absent: Burton, Hovaguimian, Roschen

Vote: 6 - 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:15 pm.



William Roschen, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 9/27/12