

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 27, 2012, after 8:30 a.m.
JOHN FERRARO COUNCIL CHAMBER - CITY HALL ROOM 340
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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 President William Roschen at 9:00 a.m.

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

1. DIRECTOR'S REPORT

- 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
- B. Commission Request
- C. Minutes of Meeting – August 23, 2012 and September 13, 2012

Motion:

To approve the Minutes of Meeting for August 23, 2012 and September 13, 2012.

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

Vote: 8 - 0

3. **PUBLIC COMMENT PERIOD**

No speakers

4. **CPC-2012-972-ZC-HD-SPR-CU-ZV**

CEQA: ENV-2012-971-MND

Plan Area: Van Nuys-North Sherman Oaks

Council District: 6 – Cardenas

Expiration Date: 9-28-12

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

PUBLIC HEARING – Completed on July 17, 2012

Request for Consent

Location: 14500-14620 W. SHERMAN CIRCLE, 14529-14661 W. GAULT STREET,
14621 W. SHERMAN WAY

Proposed Project:

The proposed project involves the construction, use and maintenance of a 354-unit condominium complex (two buildings) having a floor area of approximately 435,847 square feet and reaching a maximum height of 60 feet on a lot comprised of 284,263 square feet of land. A total of 796 parking spaces will be provided. An existing six-level public parking structure having 610 parking spaces will be retained to accommodate and provide continued parking for adjacent medical office uses. The project would result in the demolition of an existing closed 7-story hospital building.

Requested Actions:

1. Recommend that the City Council Adopt a Zone Change from the [Q]C2 Zone to the (T)(Q)RAS3 Zone.
2. Recommend that the City Council Adopt a Height District Change from 2D and 1L to Height District 1L.
3. Approve the requested Site Plan Review.
4. Approve the requested Conditional Use Permit.
5. Approve the requested Zone Variance.
6. 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.
7. Adopt Attached Findings.
8. Adopt the Mitigated Negative Declaration as provided under case number **ENV-2012-0971-MND** pursuant to the California Environmental Quality Act.
9. 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.

Applicant: IMT II Capital Sherman Circle, LLC
Representative: Rosenheim & Associates, Inc.

Recommended Actions:

1. Recommend that the City Council Adopt a Zone Change from the [Q]C2 Zone to the (T)(Q)RAS3 Zone.
2. Recommend that the City Council Adopt a Height District Change from 2D and 1L to Height District 1L.
3. Approve the requested Site Plan Review.
4. Approve the requested Conditional Use Permit.

5. Approve the requested Zone Variance.
6. 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.
7. Adopt Attached Findings.
8. Adopt the Mitigated Negative Declaration as provided under case number **ENV-2012-0971-MND** pursuant to the California Environmental Quality Act.
9. 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 the project per staff recommendations.

Moved: Hovaguimian
Seconded: Cardoso
Ayes: Burton, Freer, Lessin, Romero, Roschen, Perlman
Vacant: One

Vote: 8 - 0

5. **DIR-2011-3085-DB-1A**

CEQA: ENV-2011-2765-MND

Plan Area: Brentwood-Pacific Palisades

Council District: 11 – Rosendahl

Expiration Date: 9-27-12

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1301 BROCKTON AVENUE

Proposed Project:

The proposed project is the construction of a four-story 49-unit multi-family structure over a subterranean garage with 98 parking spaces on a 27,740 square-foot vacant lot. The multi-family structure will be composed entirely of three-bedroom units.

Requested Actions:

An appeal of the decision of the Director of Planning approving the following two Density Bonus incentives: 1) An increase of the Floor Area Ratio (FAR) to 4.05:1 in lieu of the permitted 3:1 FAR for a total building size of 73,910 square feet and 2), A 20% decrease in open space from the required 8,575 square feet to 6,860 square feet in order to construct 49 residential units composed of 45 for sale units at current market rate and four units reserved for sale to Very Low Income households. Adopt the Mitigated Negative Declaration as provided under case number ENV-2011-2765-MND pursuant to the California Environmental Quality Act.

Applicant: Isacc Cohanzad, Dorothy Village, Inc.

Appellant: Anita Nikaeen, Brockton Hill Homeowners Assoc.

Recommended Actions:

1. Deny the appeal.
2. Sustain the Director's Determination in approving a Density Bonus Compliance Review.
3. Adopt the Mitigated Negative Declaration as provided under case number ENV-2011-2765-MND pursuant to the California Environmental Quality Act.

Staff: Gregory Shoop (213) 978-1197

Motion: To approve the project per staff recommendations.

Moved: Burton

Seconded: Lessin

Ayes: Cardoso, Freer, Hovaguimian, Romero, Roschen, Perlman

Vote: 8 – 0

**6. CPC-2007-251-GPA-ZC-SP-SPA-CA,
CPC-2007-252-AD and CPC-2007-253-DA**

CEQA: ENV-2007-253-EIR

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

Council District: 4 – LaBonge

Expiration Date: 10-14-12

Appeal Status: Zone Change is
appealable by the applicant if
disapproved in whole or in part

PUBLIC HEARING

Location: 100 UNIVERSAL CITY PLAZA, UNIVERSICAL CITY, CA 91608

Proposed Project as Filed:

The NBC Universal Evolution Plan (the "Project") provides for the development of 6.18 million square feet of commercial uses, which includes a net increase of 2.01 million square feet of new commercial development, and 2,937 dwelling units over an approximately 391-acre site, with approximately 95 acres located in the City of Los Angeles, and 296 acres in the unincorporated area of Los Angeles County.

The Project, within the proposed City portion of the Project Site, consists of the demolition of approximately 71,668 square feet of existing studio, office, and entertainment uses for the development of 2,937 residential units, approximately 115,000 new square feet of retail, approximately 65,000 new square feet of community serving uses, approximately 50,000 new square feet of studio and studio technical support uses, and approximately 250,000 new square feet of studio office uses. Additional square footage of retail or hotel floor area may be permitted pursuant to the Equivalency Transfer Program as set forth in the proposed Universal City Specific Plan. In conjunction with the residential component, the Project may establish a Mello-Roos Community Facilities District (acquisition and construction).

In addition, within the proposed County of Los Angeles portion of the Project Site, and not subject to a City of Los Angeles public hearing, the Applicant proposes the development of additional studios, office, theme park and entertainment retail (City Walk), as well as an approximately 450,000 square-foot, 500-room hotel. The Applicant will request separate discretionary actions and a separate specific

plan from the County of Los Angeles to address development proposed within the County portion of the Project Site.

Alternative 10 - No Residential Alternative, as described in the EIR, would eliminate all 2,937 residential units of the proposed Project and 180,000 square feet of neighborhood and community serving commercial uses and would add approximately 307,949 additional net new square feet of Studio Uses of which 50,000 square feet would be located within the City, approximately 647,320 additional net new square feet of Studio Office uses of which 205,000 net new square feet would be located in the City and an additional 1,000 Hotel rooms of which up to 500 rooms would be located in the City within the Entertainment Area. Alternative 10 includes additional parking structures.

Other than Alternative 2, No Project - Existing Land Use Plans: Proposed Development Program, described in the EIR, Alternative 10 is the environmentally superior alternative

Requested Actions:

CPC-2007-251-GPA-ZC-SP-SPA-CA

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR), ENV-2007-254-EIR, SCH No. 2007071036, for the above-referenced project, and the following:
 - a. Adoption of the Statement of Overriding Considerations setting forth the reasons and benefits approving the project with full knowledge those significant impacts may remain.
 - b. Adoption of the proposed Mitigation Monitoring and Reporting Program.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment from Open Space, Minimum Density Residential, Very Low Density Residential, Medium Density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial to Regional Commercial for the City portions of the Project Site;
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from OS-1XL, RE40-1, RE20-1, RE20-1-H, RE15-1-H, R1-1, P-1, PB-1, (Q)C1-1L, and (Q)C2-1 to Universal City Specific Plan (UCSP) Zone;
4. Pursuant to Section 11.5.7 of the Municipal Code, the establishment of the Universal City Specific Plan to provide regulatory controls and the systematic execution of the General Plan within the Project area;
5. Pursuant to Section 11.5.7.G.7 of the Municipal Code, that the City Planning Commission recommend a Specific Plan Amendment to the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to amend the boundary of the Outer Corridor to exclude approximately 2 acres of the subject property;
6. A Zoning Code Amendment to Sections 12.04 and 12.16 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to establish the Universal City Specific Plan (UCSP) Zone;

CPC-2007-252-AD

7. Recommend that the City Council authorize the City to pursue an amendment to the City's Sphere of Influence for Pre-Annexation Agreement and Annexation of land from the unincorporated area of the County of Los Angeles to the City of Los Angeles, and a de-annexation of land from the City of Los Angeles to the County of Los Angeles.

CPC-2007-253-DA

8. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a Development Agreement between Universal Studios, LLC and the City of Los Angeles, to provide reasonable assurances to the Applicant with respect to its ability to implement the requested Development Approvals, with the provision to the City of certain public benefits.

Applicant: Universal Studios, LLC Attention: Corinne Verdery
Representative: George Mhlsten/Maria Hoye
Latham & Watkins

Recommended Actions:

1. Recommend that the City Council Certify the Environmental Impact Report, ENV-2007-254-EIR (SCH. No. 2007071036), including the accompanying Mitigation Monitoring and Reporting Program, and Adopt the related environmental Findings, and Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:
 - a) The Environmental Impact Report (EIR) for the NBC Universal Evolution Plan Project, which includes the Draft EIR, the Final EIR and Errata, 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; and
 - b) The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the Project for approval, as well as other information in the record of proceedings on this matter; and
 - c) The Project's EIR represents the independent judgment and analysis of the lead agency¹.
2. Recommend that the City Council Adopt a General Plan Amendment from a) Open Space, Minimum density Residential, Very Low density Residential, Medium density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial to Regional Commercial for the City portions of the Project Site, and b) amend the Regional Center Plan land use category in the Sherman Oaks-Studio City-Toluca Lake to include the Universal City Zone as a corresponding zone in the Regional Commercial designation.
3. Recommend that the City Council Disapprove the establishment of the Universal Specific Plan within the City portions of the Project Site;
4. Recommend that the City Council pass an ordinance to Approve a Zone Change from OS-1XL, RE40-1, RE20-1, RE20-1-H, RE15-1-H, R1-1, P-1, PB-1, (Q)C1-1L, and C2-1 to [Q]C2-1-SN Zone.
5. Recommend that the City Council Approve a Sign Supplemental Use District "SN" (Exhibit D) as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site. Recommend that City Attorney, in consultation with the Department of City Planning staff, prepare the Sign Supplemental Use District in accordance with the form and substance of established sign districts (Ordinance No. 181,637 and 182,200) which include standardized definitions, review procedures, and findings, as well as regulations governing vertical sign zones, animation, refresh rates, lighting, hours of operation, glare, and any other matters) consistent with sign policies of the City of Los Angeles.
6. Recommend that the City Council Disapprove a Specific Plan Amendment to the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to amend the boundary of the Outer Corridor to exclude approximately 1.5 acres of the subject property.
7. Recommend that the City Council Disapprove a Code Amendment to establish the Universal City Specific Plan (UCSP) Zone and Recommend that the City Council Approve the [Q]C2-1-SN for the Project Site.
8. Recommend that the City Council Request that the Local Agency Formation Commission Consider
 - a) an amendment to the City's Sphere of Influence, and b) a Pre-Annexation Agreement and

¹ The EIR prepared pursuant to MOU between the City of Los Angeles and Los Angeles County and designating the City of Los Angeles as Lead Agency and Los Angeles County as Responsible Agency.

Annexation of land from the unincorporated area of the County of Los Angeles to the City of Los Angeles, and a Detachment of land to the unincorporated County of Los Angeles.

9. Recommend that the City Council Approve and Enter into a Development Agreement between Universal Studios, LLC and the City of Los Angeles to provide reasonable assurances to the Applicant with respect to its ability to implement the requested development approvals, with the provision to the City of certain public benefits with a term of 25-years for the entire Project Site.
10. Recommend that the City Council Adopt the attached Findings.
11. 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.
12. 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: Marianna Salazar (213) 978-0092

Motion: (CPC-2007-251-GPA-ZC-SP-SPA-CA) To approve the project per staff recommendations with modified conditions, additional conditions, and technical changes. Recommend that the City Council certify the EIR. (The Sign District is exempted).

Moved: Roschen
Seconded: Burton
Ayes: Freer, Lessin, Romero, Perlman

Vote: 6 – 0

Motion: (CPC-2007-252-AD) To approve the project per staff recommendations subject modifications on the record.

Moved: Perlman
Seconded: Lessin
Ayes: Burton, Freer, Romero, Roschen

Vote: 6 – 0

Motion: (CPC-2007-253-DA) To approve the project per staff recommendations.

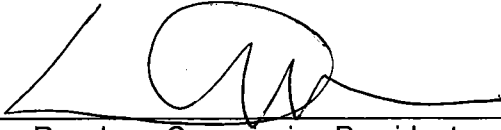
Moved: Romero
Seconded: Freer
Ayes: Burton, Lessin, Roschen, Perlman

Vote: 6 – 0

Motion: To continue the sign district portion of the case to the October 25, 2012 by consent.

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 5:25 p.m.



William Roschen, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: _____

10/11/12