

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 28, 2013, after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
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 Vice President Regina Freer at 8:48 a.m.
Commissioners present: Eng, Hovaguimian, Lessin, Romero, Perlman
Commissioners Absent: Burton, Cardoso, Roschen

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Director Michael LoGrande spoke on the Jordan Downs Specific Plan and the Planning Department's annual budget.
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Adrienne Khorasanee had no report.
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – March 14, 2013

Motion:

To approve the Minutes of Meeting for March 14, 2013.

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

Vote: 6 – 0

3. **PUBLIC COMMENT PERIOD**

No speakers.

4. **CPC-2012-2405-VZC-ZAA-SPR**

CEQA: ENV-2012-2406-MND-REC1

Plan Area: Hollywood

Council District: 4 – LaBonge

Expiration Date: 3-28-13

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

PUBLIC HEARING – Completed on February 13, 2013

Location: 1411 N. HIGHLAND AVENUE

Proposed Project:

Construction, use and maintenance of a six-story building consisting of 76 residential apartment units (17 studio units, 25 one-bedroom units, 30 two-bedroom units and 4 three-bedroom units) and 2,500 square feet of commercial space with 143 total parking spaces, including 1 loading space, in the proposed (T)(Q)RAS4-1-SN Zone.

Requested Actions:

1. Vesting Zone Change pursuant to LAMC Section 12.32, to modify Q Conditions from previously approved Case No. CPC-2005-3417-VZC to include modification of conditions so that they reference the current project instead of the previous project regarding the site plan, commercial floor area, building height, density and parking (specifically condition nos. 2, 3, 4, 5 and 6).
2. Zoning Administrator's Adjustment pursuant to LAMC Section 12.28, to allow a variable 1'-6" to 2'-6" side yard setback along the westerly property line in lieu of the 5-foot setback otherwise required.
3. Site Plan Review pursuant to LAMC Section 16.05, for the development of 76 dwelling units.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration, (**ENV-2012-2406-MND-REC1**) and required findings for the above-referenced project.

Applicant: Donna Kelly, Lennar Homes of California, Inc.

Appellant: Joel Miller, PSOMAS

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. **ENV-2012-2406-MND-REC1**.
2. Approve and Recommend that the City Council adopt a Zone Change from (T)(Q)RAS4-1-SN to (T)(Q)RAS4-1-SN subject to the "T" and "Q" Conditions of Approval.
3. Deny a Zoning Administrator's Adjustment to allow a variable 1'-6" to 2'-6" setback along the westerly property line.
4. Approve Site Plan Review Findings for a development of 76 dwelling units and 2,500 square feet of commercial space.
5. Adopt the related Findings.
6. Recommend that the applicant be advised that the time limits for effectuation of a zone in the "Q" Qualified classification are specified in Section 12.32.G of the LAMC. Conditions must be satisfied prior to the issuance of building permits.
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.

Staff: Sarah Molina Pearson (213) 473-9983

Motion:

To approve the proposed project per staff recommendation, with modifications and technical corrections.

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

Vote: 6 – 0

5. VTT-71837-CN-1A

CEQA: ENV-2011-675-EIR

Plan Area: Hollywood

Related Cases: CPC-2013-103-DA

CPC-2008-3440-ZC-CUB-CU-ZV-HD

Council District: 13 – Garcetti

Expiration Date: 4-3-13

Appeal Status: Further appealable
to City Council

PUBLIC HEARING

Location: 1720-1770 N. VINE STREET, 1745-1753 N. VINE STREET,
1746-1770 N. IVAR AVENUE, 1733, 1741 ARGYLE AVENUE,
6236, 6270, 6334 W. YUCCA STREET

Proposed Project:

A 41-lot subdivision with 492 residential units, a 200-room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of restaurant uses on a 4.46 acre site.

Requested Actions:

APPEALS of the entire decision of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 71837-CN. Consideration of Environmental Impact Report No. **ENV-2011-675-EIR**.

Applicant: Millennium Hollywood, LLC

Representative: Alfred Fraijo, Sheppard Mullin

Appellants:

1. AMDA College and Conservatory of the Performing Arts
2. Annie Geoghan
3. Argyle Civic Association
4. Beachwood Canyon Neighborhood Association
5. Hollywood Dell Civic Association
6. Hollywoodland Homeowners Association

Recommended Actions:

1. Deny the appeals in whole.
2. Sustain the February 22, 2013 decision of the Deputy Advisory Agency
3. Adopt Environmental Impact Report No. **ENV-2011-675-EIR**.

Staff: Luciralia Ibarra (213) 978-1378

Motion:

To deny the appeals and sustain the decision of the Deputy Advisory Agency.

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

Vote: 5 – 0

6. CPC-2008-3440-ZC-CUB-CU-ZV-HD

CEQA: ENV-2011-675-EIR

Plan Area: Hollywood

Related Cases: VTT-71837-CN-1A

CPC-2013-103-DA

Council District: 13 – Garcetti

Expiration Date: 4-3-13

Appeal Status: Further appealable to City Council; ZC appealable by applicant only, if it is disapproved in whole or in part

PUBLIC HEARING – Completed on February 19, 2013

Location: 1720-1770 N. VINE STREET, 1745-1753 N. VINE STREET,
1746-1770 N. IVAR AVENUE, 1733, 1741 ARGYLE AVENUE,
6236, 6270, 6334 W. YUCCA STREET

Proposed Project:

The development of two sites consisting of eight parcels on 4.47 acres of land with a mixed-use community consisting of office, hotel, commercial and residential development with subterranean and above-grade parking. The project consists of an east site and a west site, with the construction of two towers, ranging in height from 220 feet to 585 feet in the maximum height scenario. The components of the project include 492 residential units, a 200 room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of food and beverage uses. The project may alter the types or amounts of the uses from those listed above in compliance with the Land Use Equivalency program and Development Regulations. A minimum of 5 percent grade level open space will be provided for buildings up to a height of 220 feet and up to 12 percent grade level open space for buildings taller than 550 feet pursuant to the project's Development Regulations.

Requested Actions:

1. Pursuant to Section 12.32-F of the Municipal Code, a Vesting Zone Change from C4 to C2.
2. Pursuant to Section 12.32.Q, a Height District Change from '2D' to '2', removing the "D" Limitation to permit a floor area ratio (FAR) of 6:1 in lieu of the 4.5:1 currently permitted.
3. Pursuant to Section 12.24.W.24 and 12.24.T, a Vesting Conditional Use to permit a hotel use within 500 feet of a R Zone.

4. Pursuant to Section 12.24, Conditional Uses to:
 - a. Allow floor area averaging in a unified development (12.24-W,19).
 - b. Permit the sale and dispensing of a full line of alcoholic beverages (12.24-W,1).
 - c. Permit live entertainment and dancing (12.24-W,18(a)).
5. Pursuant to Section 12.27, Zone Variances to:
 - a. Permit outdoor eating areas above the ground floor.
 - b. Allow less than the required parking for the sports club/fitness facility.
 - c. Allow Reduced On-Site Parking for Transportation Alternatives (12.21-A,4(y)).

Applicant: Millennium Hollywood, LLC
 Representative: Alfred Fraijo, Sheppard, Mullin

Recommended Actions:

1. Recommend that the City Council Certify that it has reviewed and considered the Environmental Impact Report, **ENV-2011-675-EIR** (SCH No. 2011041094), including the accompanying mitigation measures, the 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 Millennium Hollywood 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 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 Vesting Zone Change and Height District Change from C4-2D-SN to C2-2-SN to allow an FAR of 6:1.
3. Approve a Vesting Conditional Use to permit a hotel use within 500 feet of the R Zone.
4. Approve a Conditional Use to allow floor area averaging of a unified development to allow the use of the total lot area of both the East and West Sites.
5. Approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages.
6. Approve a Conditional Use to permit live entertainment and dancing.
7. Approve a Zone Variance to permit outdoor eating areas above the ground floor.
8. Approve a Zone Variance to allow reduced parking for the sports club/fitness facility.
9. Approve Reduced On-Site Parking for Transportation Alternatives to allow for reduced/shared on-site parking.
10. 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 in the staff report.
11. 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: Luciralia Ibarra (213) 978-1378

Motion:

To approve the proposed project per staff recommendation with modifications and technical corrections.

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

Vote: 5 – 0

7. **CPC-2013-103-DA**
CEQA: ENV-2011-675-EIR
Plan Area: Hollywood
Related Cases: VTT-71837-CN-1A
CPC-2008-3440-ZC-CUB-CU-ZV-HD

Council District: 13 – Garcetti
Expiration Date: 4-3-13
Appeal Status: Not appealable

PUBLIC HEARING - Completed on February 19, 2013

Location: 1720-1770 N. VINE STREET, 1745-1753 N. VINE STREET,
1746-1770 N. IVAR AVENUE, 1733, 1741 ARGYLE AVENUE,
6236, 6270, 6334 W. YUCCA STREET

Proposed Project:

The applicant proposes a development agreement for a term to of 22 years (concluding in 2035), allowing the applicant the ability to vest the entitlements associated with the development, and in exchange will provide community benefits.

Requested Actions:

1. Pursuant to California Government Code Sections 65864-65869.5, request that the City enter into a Development Agreement with the applicant.
2. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification of the Environmental Impact Report No. **ENV-2011-675-EIR**, including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and the adoption of the related environmental Findings and Statement of Overriding Considerations.

Applicant: Millennium Hollywood, LLC
Representative: Alfred Fraijo, Sheppard, Mullin

Recommended Actions:

1. Recommend that the City Council Certify that it has reviewed and considered the Environmental Impact Report, **ENV-2011-675-EIR** (SCH No. 2011041094), including the accompanying mitigation measures, the 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 Millennium Hollywood 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 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 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. Approve and Recommend that the City Council Adopt the proposed 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, for a term of approximately 15 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 related Findings.
 5. 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.

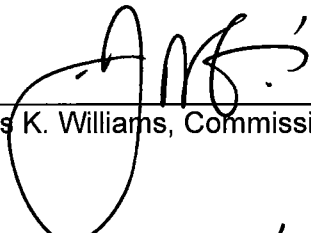
Staff: Luciralia Ibarra (213) 978-1378

THE REQUESTS IN ITEM #7 – CPC-2013-103-DA WERE WITHDRAWN. NO ACTION WAS TAKEN BY THE CITY PLANNING COMMISSION.

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 5:15 p.m.



William Roschen, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 4/11/13