

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 11, 2013, after 8:30 a.m.
VAN NUYS CITY HALL – 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 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 President Roschen at 8:46 a.m.
Commissioners present: Burton, Cardoso, Freer, Hovaguimian, Perlman, Romero
Commissioners Absent: Eng, Lessin

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 LAX Master Plan, Development for NBC Universal and USC are moving forward through City Council also, Mayor's City address.
 - 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 - Comm. Freer absent on May 23, 2013
- B. Commission Requests
- C. Minutes of Meeting – March 28, 2013

Motion: To approve the Minutes of Meeting for March 28, 2013.

Moved: Hovaguimian

Seconded: Perlman

Ayes: Burton, Freer

Abstain: Cardoso, Roschen

Absent: Eng, Lessin, Romero

Vote: 6 – 0

3. **PUBLIC COMMENT PERIOD**

No speakers.

4. **CPC-2011-2157-ZC-HD-CU-ZV-SPR**

CEQA: ENV-2011-2158-MND

Plan Area: Hollywood

Council District: 13 – Garcetti

Expiration Date: 4-13-13

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

PUBLIC HEARING – Completed on March 11, 2013

Location:

1600, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1616 ½, 1618, 1618 ½, 1620, 1622 HIGHLAND AVENUE; 1600, 1606, 1612, 1616, 1622 N. MCCADDEN PLACE; 1601, 1607, 1611, 1617 N. MCCADDEN PLACE; 6766, 6766 ½ W. HAWTHORN AVENUE; 6709, 6733, 6735, 6757, 6757 ½, 6759, 6759 ½, 6761, 6763, 6765, 6767, 6773, 6775, 6777 W. SELMA AVENUE

Proposed Project:

The proposed project will include the construction of two mixed-use commercial and residential buildings ("Building A and Building B") that will include 248 residential units and 12,672 square feet of retail uses. Building A will consist of a total of 138,947 square feet - 12,203 square feet of retail uses and 134 residential units. Building B will consist of a total of 110,775 square feet - 469 square feet of retail uses and 114 residential units. Both buildings will be constructed to a height of 6 stories (Building A will be 82' 6" in height and Building B will be 80' 6" in height).

The existing Panavision building (24,266 square feet in size) and a commercial building (11,900 square feet in size) are located within the site boundary and, as part of this project, will be maintained as post production, trade school, and office facilities. Including these 36,166 square-foot existing structures (the Panavision and commercial buildings), the project will include a maximum of 285,888 square feet of floor area resulting in an approximate 2.42:1 floor area ratio (FAR) averaged across the site (285,888 square feet of floor area / 118,049.5 square feet of lot area).

A total of 538 parking spaces will be provided.

The site consists of 22 total parcels totaling 2.7 acres on two separate blocks (approximately 118,049.5 square feet). Existing uses on the site include the Panavision building, surface parking lots, and a commercial building at the corner of Highland and Hawthorn Avenue.

The applicant seeks a Zone/Height District Change and a Conditional Use Permit for the averaging of FAR for the entire site (2.42:1 FAR averaged over the entire site), parking variances to reduce required parking (requesting 538 parking spaces in lieu of the required 584 parking spaces), and a Site Plan Review.

Requested Actions:

1. Pursuant to LAMC Section 12.32 of the Municipal Code, a Zone/Height District Change from the existing C4-2D-SN and C4-2D zone to the C4-2-SN and C4-2 zone.
2. Pursuant to Section 12.24 W.19 of the Los Angeles Municipal Code (LAMC) a Conditional Use Approval to permit Floor Area Ratio (FAR) Averaging in a Unified Development totaling 2.42:1 FAR averaged across the site (285,888 square feet of floor area) / 118,049.5 square feet of lot area) where a 3:1 FAR is permitted.

3. Pursuant to Section 12.27 of the LAMC a Variance from Section 12.21 A.4 of the LAMC to permit 538 parking spaces in lieu of the required 584 parking spaces.
4. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more dwelling units.
5. Consideration of Mitigated Negative Declaration **ENV-2011-2158-MND** for the above referenced project.

Applicant: Robert Champion, Highland Selma Venture, LLC
Representative: Jerry Neuman - Sheppard, Mullin, Richter & Hampton, LLP

Recommended Actions:

1. Deny without Prejudice a Zone/Height District Change from the existing C4-2D-SN and C4-2D zone to the C4-2-SN and C4-2 zone.
2. Approve a Conditional Use Approval to permit Floor Area Ratio (FAR) Averaging in a Unified Development totaling 2.42:1 FAR averaged across the site (285,888 square feet of floor area / 118,049.5 square feet of lot area) where a 3:1 FAR is permitted.
3. Approve a Variance from Section 12.21 A.4 of the LAMC to permit 538 parking spaces in lieu of the required 584 parking spaces.
4. Approve the Site Plan Review Findings for a project which results in an increase of 50 or more dwelling units.
5. Adopt Mitigated Negative Declaration **ENV-2011-2158-MND**.

Staff: Blake Lamb (213) 978-1167

Motion:

To continue the matter to the May 23, 2013 City Planning Commission meeting.

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

Vote: 6 – 0

5. **CPC-2011-2480-CU** Council District: 15 – Buscaino
CEQA: ENV-2011-2478-MND Expiration Date: 4-11-13
Plan Area: Wilmington-Harbor City Appeal Status: Appealable
to City Council

PUBLIC HEARING – Completed on January 24, 2013

Location: 1600 PALOS VERDES DRIVE NORTH

Proposed Project:

The subject site is currently developed with 86 dwelling units that provide off-campus housing for students attending the Marymount College Rancho Palos Verdes Campus. The stated goal of the College is to develop a five phase undergraduate and graduate campus, which at total build out would accommodate 1,500 students, with 847 students being housed on the site. The project proposes: to convert the garages of the existing dwellings into additional bedrooms, construct a surface parking lot along Palos Verdes Drive, construct new structures comprised of a 27,000 square foot dining facility, with classrooms and administrative offices, (called the Old Main), a 17,500 square foot building located south of Old Main containing classrooms, laboratories design

studios and administrative offices and a 4,077 square foot maintenance building. The proposed buildings will be two to four stories 30-75 feet in height. The Old Main building will have an 87 foot 6 inches in height tower element which will serve as a focal point for the campus.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24U.6 of the Municipal Code, a Conditional Use authorizing the construction of a five phased college campus in the RD6 zone.
2. Pursuant to LAMC Section 12.24 F, modifications of the following height and area regulations are being requested:
 - a. From LAMC Section 12.21.1 to permit the proposed campus buildings to have a variable range of stories from three (3) to four (4) stories, and heights ranging from 36 feet to 75 feet (including elevator towers) for the required classroom buildings and residence halls, and 87 feet 6 inches for the administration building tower feature instead of the 30-feet permitted in the 1XL zone.
 - b. From LAMC Section 12.09.1 B 3 to maintain the existing rear yard setback of 10 feet instead of the 25 foot rear yard required in the RD6 zone.
 - c. From LAMC Section 12.21C.3 (b) to allow a reduced side yard setback of 10 feet instead of the 50 feet required for institutional yards. In addition, a modification approval to allow the security guard building to be located within 10 foot the western side yard setback and a 6- feet in height pedestrian gate (with a 13 foot 4 inch arch) and wall to be located within the front yard setback.
3. Consideration of Mitigated Negative Declaration No. **ENV-2011-2478-MND** for the above referenced project.

Applicant: Marymount College
Representative: James Krause

Recommended Actions:

1. Approve the Conditional Use authorizing the construction of a college campus in the RD6 zone, subject to the conditions of approval.
2. Approve the requested Modification to permit the proposed campus buildings to have a variable range of stories from three (3) to four (4) stories, and heights ranging from 36 feet to 75 feet (including elevator towers) for the required classroom buildings and residence halls, and 87 feet 6 inches for the administration building tower feature instead of the 30-feet permitted in the 1XL zone.
3. Approve the requested Modification of the area regulations to permit a reduction to maintain the existing rear yard setback of 10-feet instead of the 25-foot rear yard required in the RD6 zone.
4. Approve the requested Modification of the area regulations to allow the following: the maintaining of the existing reduced side yard setback of 10 feet instead of the 50 feet required for institutional yards, the security guard building to be located within the eastern side yard setback, and a 6-feet in height pedestrian gate (with a 13 foot 4 inch arch) and wall to be located within the front yard setback.
5. Adopt the Mitigated Negative Declaration, **ENV-2011-2478-MND-REC**.
6. Adopt the Findings.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any 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 and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Greg Shoop (213) 978-1243

Motion:

To approve the project per staff recommendations with modifications to conditions and technical corrections.

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

Vote: 6 – 0

6. **CPC-2006-5567-CPU** Council District: 5 – Koretz,
CEQA: ENV-2008-478-EIR 8 – Parks, 10 – Wesson
Plan Area: West Adams-Baldwin Hills-Leimert Expiration Date: N/A
Appeal Status: Not appealable

LIMITED PUBLIC HEARING – Public hearing held on January 15, 2013

Location: GENERALLY BOUNDED BY PICO AND VENICE BOULEVARDS TO THE NORTH, CITY OF INGLEWOOD TO THE SOUTH, ARLINGTON AND VAN NESS AVENUES TO THE EAST, AND CULVER CITY TO THE WEST

Proposed Project:

West Adams – Baldwin Hills - Leimert New Community Plan: The West Adams - Baldwin Hills - Leimert New Community Plan (Proposed Plan) revises and updates the current West Adams - Baldwin Hills – Leimert Community Plan Text and Land Use Diagram to reflect changes in existing conditions since the last plan update in 1998, such as the opening of five Metro Expo Line stations and the planning of the Metro Crenshaw/LAX Transit Corridor. The Proposed Plan includes new goals, policies, and implementation programs; revisions to the Citywide General Plan Framework Element, General Plan Land Use Designations; creation of a Community Plan Implementation Overlay District as well as Specific Plan Amendments, Zone and Height District changes; and Street Reclassifications.

Requested Actions:

1. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the West Adams-Baldwin Hills-Leimert Community Plan as part of the General Plan of the City of Los Angeles, as modified in the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, the West Adams-Baldwin Hills-Leimert New Community Plan Text and Change Maps and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes.
2. Pursuant to Sections 11.5.7.G., 16.50.D., 12.32. and 12.04 of the Municipal Code and City Charter Section 558, amend the Crenshaw Corridor Specific Plan, as shown in the proposed Crenshaw Corridor Specific Plan Amendments.
3. Pursuant to Section 13.14.C., 12.32, and 12.04 of the Municipal Code and City Charter Section 558, adopt the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) District, as shown in the proposed CPIO Subdistrict Ordinances.
4. Pursuant to Section 12.32 of the Municipal Code, adopt rezoning actions to effect changes of zone as identified on the Land Use Change Map, Land Use Change Matrix and Proposed Zoning Map.

5. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert New Community Plan as shown on the Street Redesignation Matrix.
6. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Proposed Long Range Land Use Diagram Framework Map.
7. Consideration of the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013) in its determination approving the Proposed Plan and transmission of the EIR to the City Council for certification.

Applicant: City of Los Angeles

Recommended Actions:

1. Conduct a limited public hearing on the Proposed Plan, as modified in the staff report.
2. Approve the Staff Report as the Commission Report.
3. Approve and Recommend that the Mayor approve and the City Council adopt the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, the West Adams-Baldwin Hills-Leimert New Community Plan Text, Change Maps and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes amending the West Adams-Baldwin Hills-Leimert New Community Plan as part of the General Plan of the City of Los Angeles, as modified.
4. Approve and Recommend that the City Council adopt the requested rezoning actions to effect changes of zone as identified in the Proposed Land Use and Zone Change Subarea Map, the Proposed Land Use and Zone Change Subarea Matrix, the Proposed Community Plan Implementation Overlay (CPIO) District, and the Proposed Crenshaw Corridor Specific Plan Amendments.
5. Approve and Recommend that the City Council adopt an ordinance amending the existing Crenshaw Corridor Specific Plan (Ordinance No. 176,230) pursuant to procedures set forth in Section 11.5.7 (Specific Plan Procedures) and Section 16.50 (Design Review Board Procedures) of the Municipal Code.
6. Instruct the Department of City Planning to finalize the necessary zone change ordinances to be presented to City Council, and make other technical corrections as necessary.
7. Amend the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert New Community Plan as shown on the Street Redesignation Matrix.
8. Amend the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Proposed General Plan Framework Map.
9. Authorize the Director of Planning to present the resolution, Plan text and Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
10. Find that in accordance with Los Angeles Municipal Code Section 13.14 C.5, the proposed supplemental development regulations of the Community Plan Implementation Overlay (CPIO) District are consistent with, and necessary to implement the goals, policies, programs and design guidelines of the West Adams-Baldwin Hills-Leimert Community Plan.
11. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013) in its determination approving the Proposed Plan and transmit the EIR to the City Council for certification.

12. Recommend that the City Council consider a Statement of Overriding Considerations with the Final Environmental Impact Report.
13. Approve and Recommend that the City Council Adopt the Findings, and direct staff to prepare additional environmental findings for City Council consideration.

Staff: Reuben Caldwell (213) 978-1209

Motion:

To approve the project per staff recommendations with modifications to conditions, technical corrections and directions to staff.

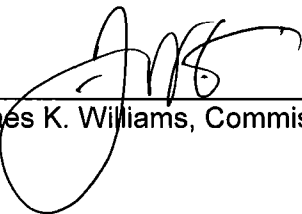
Moved: Freer
Seconded: Roschen
Ayes: Cardoso, Hovaguimian, Perlman, Romero
Absent: Burton, Eng, Lessin

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 3:40 p.m.



William Roschen, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 4/25/13