

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 13, 2014, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER 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 Dake Wilson at 8:38 a.m.
Commissioners present: Ahn, Ambroz, Cabildo, Choe, Katz, Perlman
Commissioners absent: Mack, Segura

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: ReCode: LA - Thomas Rothmann
 - 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 Ambroz absent on March 27, 2014
- B. Commission Request
- C. Minutes of Meeting – February 27, 2014

Motion: To approve the Minutes of the Regular and Special Meetings for February 27, 2014.

Moved: Choe
Seconded: Ambroz
Ayes: Cabildo, Katz, Perlman, Dake-Wilson
Absent: Ahn, Mack, Segura

Vote: 6 – 0

3. **PUBLIC COMMENT PERIOD**

Jim McQuiston spoke on comments via the internet.

4. **DIR-2012-1112-DB-1A**

CEQA: ENV-2012-1111-MND-REC1

Plan Area: Brentwood-Pacific Palisades

Related Case: VTT-71898-CN-1A

Council District: 11 – Bonin

Expiration Date: 3-13-14 Ext.

Appeal Status: Not further
appealable

PUBLIC HEARING - Continued from February 13, 2014

Location: 11965 - 11979 W. MONTANA AVENUE (legally described as lots 14 and 15
Block 21 of the San Vicente Park Tract)

Proposed Project:

The proposed demolition of two (2) existing, two (2)-story apartment buildings with a combined total of 32 dwelling units, and the construction of a six (6)-story, 49-unit condominium building including two levels of parking (street level and subterranean garage) with 105 parking spaces on a 29,453 square-foot property. In exchange for reserving four (4) of the 36 by-right dwelling units for Very Low Income households for a period of 30 years, the Director of Planning granted the project the following two incentives: a 35 percent increase of the maximum permitted floor area ratio (FAR) from required 3:1 to 4.05:1 as defined by Section 12.21.1 A. of the LAMC, and a 22 percent increase thereby allowing a 56 foot in the height building envelope at its highest point, and a 68 foot maximum height to accommodate the sloping terrain of the project site, as permitted pursuant to Section 12.21.1 B. 2 in lieu of the normally permitted 45 feet.

Requested Actions:

Appeal of the Director of Planning's Determination approving the two Density Bonus incentives.

Applicant: Montana Bundy, LLC
Appellant: Regent Properties, LLC
Rep.: Daniel Gryczman

Recommended Actions:

1. Deny the appeal.
2. Sustain the Determination of the Director of Planning in approving the two Density Bonus incentives granted to the applicant in exchange for reserving four (4) of the units for Very Low Income households for a period of 30 years.
3. Adopt the revised Findings for the Density Bonus request.
4. Adopt Mitigated Negative Declaration, **ENV-2013-1111-MND-REC1**, and find that it adequately serves as the environmental clearance for the project pursuant to the California Environmental Quality Act and Section 21082.1(C)(3) of the California Public Resources Code.

Staff: Greg Shoop (213) 978-1243

Motion: To deny the appeals and approve the project as recommended by staff with modified conditions of approval.

Moved: Perlman
Seconded: Dake-Wilson
Ayes: Ahn, Ambroz, Cabildo, Choe, Katz
Absent: Mack, Segura

Vote: 7 – 0

5. **VTT-71898-CN-1A**

CEQA: ENV-2012-1111-MND-REC1

Plan Area: Brentwood-Pacific Palisades

Related Case: DIR-2012-1112-DB-1A

Council District: 11 – Bonin

Expiration Date: 3-13-14 Ext.

Appeal Status: Further appealable
to City Council

PUBLIC HEARING - Continued from February 13, 2014

Location: 11965 - 11979 W. MONTANA AVENUE (legally described as lots 14 and 15
Block 21 of the San Vicente Park Tract)

Proposed Project:

The proposed demolition of two (2) existing, two (2)-story apartment buildings with a combined total of 32 dwelling units, and the construction of a six (6)-story, 49-unit condominium building including two levels of parking (street level and subterranean garage) with 105 parking spaces on a 29,453 square-foot property. Proposed Vesting Tentative Tract Map VTT-71898-CN to allow a maximum 49-unit new condominium development with 105 onsite parking in the R3-1 Zone was approved by the Advisory Agency.

Requested Actions:

Appeal of the entire action of the Advisory Agency's Letter of Determination approving Vesting Tentative Tract 71898-CN thereby creating a 49 unit air space condominium development. In addition, the appellants are appealing the issuance of a Mitigated Negative Declaration for the entitlements.

Applicant: Montana Bundy, LLC
Appellant #1: Regent Properties, LLC
Rep.: Daniel Gryczman
Appellant #2: Mark Lifrieri

Recommended Actions:

1. Deny the appeals.
2. Sustain the action of the Deputy Advisory Agency in approving Vesting Tentative Tract 71898-CN.
3. Adopt Mitigated Negative Declaration No. **ENV-2012-1111-MND-REC1** and find that it adequately serves as the environmental clearance for the project pursuant to the California Environmental Quality Act and Section 21082.1(C)(3) of the California Public Resources Code.

Staff: Jon Foreman (213) 978-1348

Motion: To deny the appeals and approve the project as recommended by staff with modified conditions of approval.

Moved: Perlman
Seconded: Dake-Wilson
Ayes: Ahn, Ambroz, Cabildo, Choe, Katz
Absent: Mack, Segura

Vote: 7 – 0

6. **CPC-2009-542-GPA-ZC-HD-ZV-ZAA-SPR**
CEQA: ENV-2009-339-EIR SCH No. 200851066
Plan Area: Harbor Gateway

Council District: 15 – Buscaino
Expiration Date: 4-21-14
Appeal Status: Appealable to
City Council; ZC appealable by
applicant only, if denied in whole or in
part

PUBLIC HEARING – Completed on November 18, 2013

Location: 1311 W. SEPULVEDA BOULEVARD (legally described as Lots 2 and 3 of Tract 65665)

Proposed Project:

The proposed project involves the construction of two (2) six (6) story 65 foot in height multiple family buildings containing 352 residential rental units with 704 residential parking spaces and 89 guest parking spaces on two vacant lots.

Requested Actions:

1. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, certify the Environmental Impact Report (EIR) **ENV-2009-339-EIR** SCH No. 200851066 Environmental Impact Report for the above referenced project. Adopt the proposed mitigation monitoring program and find that the EIR reflects the independent judgment of the lead agency.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Harbor Gateway Community Plan from Heavy Industrial Land Use to Neighborhood Commercial Land Use on lots 2 and 3 of Tract 65665.
3. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Harbor Gateway Community Plan from Heavy Industrial Land Use to Neighborhood Commercial Land Use for the “added areas” consisting of lots 4 and 5 of Tract 65665.
4. Pursuant to Section 12.32 of the Municipal Code, a Zone and Height District Change from the M3-1VL (Heavy Industrial) Zone to the C2-1L (Commercial) Zone on lots 2 and 3 of Tract 65665.
5. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from the M3-1VL (Heavy Industrial) Zone to the C2-1VL (Commercial) Zone for the added areas consisting of lots 4 and 5 of Tract 65665.
6. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to allow a 2:1 Floor Area Ratio (FAR) instead of the 1.5:1 FAR permitted in the 1L Height District.
7. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator Adjustment to allow balconies to project into the side yard 2.5 feet instead of the 1 foot permitted by Section 12.22 C 20.
8. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which creates more than 50 net new dwelling units.

Applicant: Nancy Bush, A&M Properties
Rep.: Darryl Fisher, Fisher Associates, Inc.

Recommended Actions:

1. Do not certify the Environmental Impact Report (EIR) **ENV-2009-339-EIR** SCH No. 200851066 Environmental Impact Report for the above referenced project. Do not adopt the proposed mitigation monitoring program and do not find that the EIR reflects the independent judgment of the lead agency.
2. Disapprove a General Plan Amendment to the Harbor Gateway Community Plan from Heavy Industrial Land Use to Neighborhood Commercial Land Use on lots 2 and 3 of Tract 65665.
3. Disapprove a General Plan Amendment to the Harbor Gateway Community Plan from Heavy Industrial Land Use to Neighborhood Commercial Land Use for the added areas consisting of lots 4 and 5 of Tract 65665.
4. Disapprove a Zone and Height District Change from the M3-1VL (Heavy Industrial) Zone to the C2-1L (Commercial) Zone on lots 2 and 3 of Tract 65665.
5. Disapprove a Zone Change from the M3-1VL (Heavy Industrial) Zone to the C2-1VL (Commercial) Zone for the added areas consisting of lots 4 and 5 of Tract 65665.

6. Disapprove a Zone Variance to allow a 2:1 Floor Area Ratio (FAR) instead of the 1.5:1 FAR permitted in the 1L Height District.
7. Disapprove a Zoning Administrator Adjustment to allow balconies to project into the side yard 2.5 feet instead of the 1 foot permitted by Section 12.22 C 20.
8. Disapprove a Site Plan Review for a project which creates more than 50 net new dwelling units.

Staff: Greg Shoop (213) 978-1243

Motion: To disapprove the project as recommended by staff and adopt the findings.

Moved: Dake-Wilson
 Seconded: Choe
 Ayes: Ahn, Ambroz, Cabildo, Katz, Perlman
 Absent: Mack, Segura

Vote: 7 – 0

7. **CPC-2013-1442-ZC-CU-SPR**
 CEQA: ENV-2013-1441-MND
 Plan Area: Wilshire

Council District: 4 – LaBonge
 Expiration Date: 3-31-14
 Appeal Status: Appealable to
 City Council; ZC appealable by
 applicant only, if denied in whole
 or in part

PUBLIC HEARING – Completed on January 31, 2014

Location: 5100 W. WILSHIRE BOULEVARD, legally described as Tract: TR 4810, Lots: 23, 24, 25, 26, Tract 5690 lots 101, 102; Tract 4642 lots 226, 227, and 228

Proposed Project:

The proposed project includes demolition of an existing 23,000-square foot church and 3,600 square foot drive-through fast-food restaurant to construct a six-story, mixed use building with 138 multi-family residential units and approximately 12,550 square feet of ground floor commercial area. The building is proposed for 85 feet in height. Parking includes 324 spaces (80 retail spaces, 199 residential spaces, and 45 additional spaces). The commercial stalls are provided on the ground level within the building and in the adjacent surface parking lot. The residential stalls are provided in 2 subterranean parking levels within the building. The project provides 15,905 square feet of total open space and common amenities. The project is providing bicycle parking as required pursuant to the City's Bicycle Ordinance (No. 182386). The property includes 9 lots plus a vacated alley with a combined area of approximately 62,930 gross square feet. The property is located in the Wilshire Community Plan along Wilshire Boulevard between Orange Drive and Mansfield Avenue. The existing zoning is C4-2D, [Q]C2-1 and R3-1 with land use designations of Community Commercial and Medium Residential. The project vehicular access will be from Orange Drive (commercial use) and Mansfield Avenue (residential use), with no vehicular access to or from Wilshire Boulevard.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration **ENV-2013-1441-MND** for the above referenced project.
2. Pursuant to LAMC Section 12.32 of the Municipal Code, a Zone Change from the existing C4-2D and [Q]C2-1 zones to (T)(Q)RAS4-1 zone.
3. Pursuant to LAMC Section 12.32 of the Municipal Code, a Height District change from Height District 2D to Height District 1.

4. Pursuant to LAMC Section 12.24 W 37 of the Municipal Code, a Conditional Use Permit to allow commercial parking in the R3-1 zone and to allow access from a less restrictive zone to a more restrictive zone.
5. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more residential units.

Applicant: Aaron Korda, The Korda Group
Rep.: Shahab Ghods, Plus Architects

Recommended Actions:

1. Adopt the Mitigated Negative Declaration **ENV-2013-1441-MND** for the above referenced project.
2. Approve and recommend the City Council adopt a Zone Change from the existing C4-2D and [Q]C2-1 zones to (T)(Q)RAS4-1 zone, subject to the Conditions of Approval.
3. Approve and Recommend the City Council Adopt a Height District change from Height District 2D to Height District 1.
4. Approve a Conditional Use from Section 12.24 W 37 of the Municipal Code to allow commercial parking in the R3-1 zone and to allow access from a less restrictive zone to a more restrictive zone.
5. Approve the Site Plan Review findings.

Staff: Debbie Lawrence (213) 978-1163

Motion: To approve the project as recommended by staff with modified conditions of approval.

Moved: Perlman
Seconded: Dake-Wilson
Ayes: Ahn, Cabildo, Choe, Katz
Absent: Ambroz, Mack, Segura

Vote: 6 – 0

8. **CPC-2014-669-CPU**
CEQA: ENV-2014-670-SE
Plan Area: Citywide

Council District: All
Expiration Date: N/A
Appeal Status: N/A

CLOSED SESSION

The City Planning Commission shall recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer with its legal counsel relative to the cases entitled *Fix the City, Inc. v. City of Los Angeles, et al.*, Los Angeles Superior Court (LASC) Case No. BS 138580; *La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles, et al.*, LASC Case No. BS 138369, *Save Hollywood.org, et al. v. City of Los Angeles, et al.*, LASC Case No. BS 138370. (These cases involve challenges to the City Council's June 19, 2012 adoption of the Hollywood Community Plan Update and its environmental impact report.)

9. **CPC-2014-669-CPU**
CEQA: ENV-2014-670-SE
Plan Area: Citywide

Council District: All
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

1. Rescind, vacate and set aside all actions approving the 2012 Hollywood Community Plan Update (HCPU) and certifying the EIR adopted in connection therewith, and all related approvals issued in furtherance of the HCPU, and thereby revive by operation of law the General Plan elements and zoning regulations that were in place immediately before the City's adoption of the HCPU; 2. Adopt an amendment to the General Plan Framework Element that reaffirms the City's historical interpretation and implementation that the Framework Element's monitoring policies and programs are intended to guide the community plan update process, that the Framework Element does not require, and was not intended to require, the community plans themselves to contain the same monitoring policies and programs set forth in the Framework Element, and that the monitoring programs are discretionary, and dependent upon the availability of resources and competing priorities as the Court of Appeal previously held in *Saunders v. City of L.A.*, Case No. B232415.

Requested Actions:

1. Approve and recommend that the City Council Adopt the Resolution to rescind, vacate, and set aside the General Plan Amendment to the Hollywood Community Plan, and all related actions to the Transportation Element and Framework Element, as part of the General Plan of the City of Los Angeles, as set forth in CF 12-0303 and thereby revive by operation of law the General Plan elements that were in place immediately prior to the City's adoption of the HCPU.
2. Approve and recommend that the City Council adopt the ordinance to rescind, vacate, and set aside Ordinance Number 182,173 and thereby revive by operation of law the zoning ordinances and regulations in place immediately prior to the City Council's adoption of Ordinance 182,173.
3. Approve and recommend that the Mayor recommend to City Council adopt the resolution for the General Plan Framework Element amendment reaffirming the City's historical interpretation and implementation of the Framework Element's monitoring policies and programs.
4. Consider the environmental analysis contained in the Initial Study.
5. Recommend that the City Council determine that the actions are exempt under the California Environmental Quality Act, for the reasons set forth in the CEQA draft Notice of Exemption and Narrative.
6. Recommend that the City Council direct that the Department of City Planning file the final Notice of Exemption with the County Clerk immediately after the ordinance is approved and passed in final by the City Council.
7. Authorize the Director of Planning to present the Resolution and General Plan Amendment to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.

Applicant: City of Los Angeles

Recommended Actions:

1. Conduct a public hearing on the proposed actions, as presented in the staff report.
2. Approve the Staff Report as the Commission Report.
3. Approve and act on the Requested Actions as listed in Actions 1 - 7 above.

Staff: Conni Pallini Tipton (213) 978-1179

Motion: To approve the recommended actions with modifications.

Moved: Perlman
Seconded: Ambroz
Ayes: Ahn, Cabildo, Choe, Katz, Dake-Wilson
Absent: Mack, Segura
Vote: 7 – 0

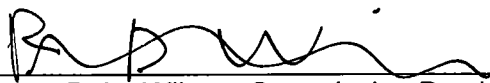
10. CPC Consideration of a Letter of Support for the Department of City Planning FY 2014-15 Budget Request.

Motion: To write a letter of support for the City Planning Department's budget request.

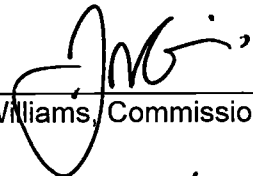
Moved: Dake-Wilson
Seconded: Ambroz
Ayes: Ahn, Cabildo, Choe, Katz, Perlman
Absent: Mack, Segura

Vote: 7 – 0

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 1:18 p.m.



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 3/27/14