

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 8, 2014, after 8:30 a.m.
CITY HALL - PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 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 Dake Wilson at 8:37 a.m.
Commissioners present: Ambroz, Ahn, Cabildo, Choe, Katz, Mack, Segura, Perlman

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Michael LoGrande gave an update on the Planning Dept. Budget, Planning Department awards and recognition and Mansionization.
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom had no update.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – April 24, 2014

Motion: To approve the Minutes of Meeting for April 24, 2014.

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

Vote: 9 – 0

3. PUBLIC COMMENT PERIOD

No Speakers

4. **CPC-2013-3169-CA**
CEQA: ENV-2013-3170-CE

Expiration Date: N/A
Appeal Status: Not appealable

Council Districts: 1 - Cedillo, 2 - Krekorian, 4 - LaBonge, 8 - Parks, 9 - Price, 10 - Wesson,
13 - O'Farrell, 14 - Huizar, 15 - Buscaino

Plan Areas: Boyle Heights, Central City, Central City North, Hollywood, Northeast Los Angeles,
North Hollywood-Valley Village, San Pedro, South Los Angeles, Southeast Los Angeles,
Westlake, West Adams, Wilmington-Harbor City

PUBLIC HEARING – Completed March 12, 2014

Location: VARIOUS

Proposed Project:

A proposed resolution requesting the transfer of land use authority of redevelopment plans to the City of Los Angeles, a proposed ordinance adding or amending Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05 and 16.11 of the Los Angeles Municipal Code to modify or remove references to the former Community Redevelopment Agency (CRA), and other technical corrections to clarify existing regulations in the LAMC that are impacted by the transfer.

Requested Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt Categorical Exemption No. **ENV-2013-3170-CE** as the CEQA clearance on the subject.
3. Approve the proposed ordinance and recommend its adoption by the City Council.
4. Approve and Recommend that the Mayor approve and the City Council adopt the proposed Transfer of Land Use Authority for Redevelopment Plans Resolution.

Applicant: City of Los Angeles

Staff: David Olivo (213) 978-1205

Motion: To adopt the resolution requesting the transfer of authority of redevelopment plans to the City of Los Angeles.

Moved: Dake-Wilson

Seconded: Katz

Ayes: Ahn, Ambroz, Cabildo, Choe, Mack, Perlman, Segura

Vote: 9 – 0

5. **CPC-2013-3641-ZC-DB**
CEQA: ENV-2013-3642-MND
Plan Area: West Los Angeles
Related Case: TT-72605-1A

Council District: 11 - Bonin
Expiration Date: 5-17-14
Appeal Status: ZC appealable by
applicant only, if disapproved in whole
or in part

PUBLIC HEARING – Completed on March 5, 2014

Location: 1900 S. SAWTELLE BOULEVARD,
11274 W. MISSOURI AVENUE

Proposed Project:

The construction, use and maintenance of a five-story, 38,303 square-foot apartment building to include 52 apartment units, including 9 ground floor live/work units, 56 feet in height, with 78 on-site parking spaces in a three-level subterranean garage accessed from the adjacent easterly alley. The 52 dwelling units include 38 units permitted by right and 14 density bonus units (35%), with 5 units restricted to Very Low Income households and 47 market rate units.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(d)(2), a Density Bonus to permit a 35% increase in the number of dwelling units from 38 units to 52 units, utilizing Parking Option 1 to allow 67 residential parking spaces (one parking space per each studio and one-bedroom unit, two spaces per two-bedroom unit).
2. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(f)(5), an on-menu incentive to permit an increase in height to 56 feet in lieu of the otherwise allowable maximum of 45 feet.
3. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(g)(3), an off-menu incentive to permit an increase in floor area ratio to 2.7:1 in lieu of the maximum of 1.5:1 permitted in the C2-1VL Zone.
4. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(g)(3), an off-menu incentive to permit a reduced southerly side yard of 5 feet in lieu of the minimum 8 feet required.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration No. **ENV-2013-3642-MND** and required findings for the above-referenced project.

Note: The Zone Change Request has been withdrawn by the applicant.

Applicant: Notting Hill, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Recommended Actions:

1. Approve a Density Bonus to permit a 35% increase in the number of dwelling units from 38 units to 52 units, with 5 units restricted to Very Low Income households, with Parking Option 1 to allow 67 residential parking spaces (one parking space per each studio and one-bedroom unit, two spaces per two-bedroom unit).
2. Approve an on-menu incentive to allow an increase in height to 56 feet in lieu of the otherwise allowable maximum of 45 feet.
3. Approve an off-menu incentive to permit an increase in floor area ratio to 2.7:1 in lieu of the maximum of 1.5:1 permitted in the C2-1VL Zone.
4. Approve an off-menu incentive to permit a reduced southerly side yard of 5 feet in lieu of the minimum 8 feet required.
5. Adopt the Findings.
6. Adopt the Mitigated Negative Declaration No. **ENV-2013-3642-MND** for the above-referenced project and consider the Addendum prepared on April 4, 2014.
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.

Note: The Zone Change Request has been withdrawn by the applicant.

Staff: Jeff Pool (213) 473-9987

Motion: To continue the matter to the May 22, 2014 City Planning Commission meeting.

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

Vote: 7 – 2

6. **TT-72605-1A** Council District: 11 - Bonin
CEQA: ENV-2013-3642-MND Expiration Date: 5-8-14
Plan Area: West Los Angeles Appeal Status: Further appealable to
Related Case: CPC-2013-3641-ZC-DB City Council

PUBLIC HEARING

Location: 1900 S. SAWTELLE BOULEVARD,
11274 W. MISSOURI AVENUE

Proposed Project:

A Tentative Tract Map for the merger of an 11-foot wide section of existing public right-of-way on Sawtelle Boulevard, reducing the street width to a standard 32-foot half roadway, consistent with the Collector Street classification, and the the subject 13,049 square-foot lot into one larger, approximately 14,247 net square-foot lot. The tract map is related to the proposed construction, use and maintenance of a five-story, 38,303 square-foot apartment building to include 52 apartments, including 9 ground floor live/work units, 56 feet in height, with 78 on-site parking spaces in a three-level subterranean garage accessed from the adjacent easterly alley. The 52 dwelling units include 38 units permitted by right and 14 density bonus units (35%), with 5 units restricted to very low income households and 47 market rate units.

Requested Actions:

An appeal of the entire decision of the Advisory Agency's approval of Tentative Tract Map No. 72605 to permit the merger of an 11-foot wide section of excess public right-of-way on Sawtelle Boulevard with an existing approximately 13,049 square-foot lot, consistent with a standard Collector Street 32-foot half roadway, in the C2-1VL Zone. Consideration of Mitigated Negative Declaration No. **ENV-2013-3642-MND**.

Applicant: Notting Hill, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.
Appellant: David Nagel, 1920 Sawtelle Associates

Recommended Actions:

1. Deny the appeal of the entire decision of the Advisory Agency's approval of Tentative Tract Map No. 72605 to permit the merger of an 11-foot wide section of existing public right-of-way on Sawtelle Boulevard with a 13,049 square-foot lot in the C2-1VL Zone.

2. Sustain the decision of the Deputy Advisory Agency in approving Tentative Tract Map No. 72605, with a revised grant clause, clarifying the street merger.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Adopt the Mitigated Negative Declaration No. **ENV-2013-3642-MND** for the above-referenced project.
5. 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.
6. 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: Jeff Pool (213) 473-9987

Motion: To continue the matter to the May 22, 2014 City Planning Commission meeting.

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

Vote: 7 – 2

Note: This matter expired before the May 22, 2014 meeting date and the appeal was automatically denied. A ten-day (further) appeal period was opened.

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| <p>7. <u>CPC-2013-210-SPP-SPR-MS</u>
 CEQA: ENV-2004-6269-EIR-SUP1
 SCH No. 2005051145
 Plan Area: West Los Angeles
 Related Case: CPC-2009-817-DA-M1</p> | <p>Council District: 5 – Koretz
 Expiration Date: 5-8-14
 Appeal Status: Appealable to City Council</p> |
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PUBLIC HEARING – Completed on November 15, 2013

Location: 1950 AVENUE OF THE STARS
 (Assessor's Parcel Numbers 4319002053; 4319002054; 4319002055; 4319002059)

Proposed Project:

Century City Realty, LLC (the "Applicant") received a previous approval by the City of Los Angeles in 2006, which permitted the development of 483 residential condominiums in two 47-story towers and one 12-story building for a total of approximately 1.3 million square feet (the "Approved Project") on an approximate 5.5-acre site located at 1950 Avenue of the Stars (northeast corner of Avenue of the Stars and Constellation Boulevard) in Century City (the "Project Site"). The Applicant proposes to modify the Approved Project to allow for the construction of a 37-story (approximately 570 feet in height at site perimeter or 849 feet above mean sea level), 700,000 square-foot office building, 25,830 square feet of low-rise, one- and two-story office space; a 1,300-square-foot Mobility Hub, a Transit Plaza, 4,120 square feet of ancillary retail, and a partially subterranean parking structure with 1,579 stalls (the "Modified Project"). The parking structure would feature a 2.14-acre (approximately 93,000 square feet) landscaped private green roof deck accessible to project tenants and their guests, and the Applicant proposes to provide approximately 35,000 square feet of public open space on site. The Modified Project also would be designed to achieve a Leadership in Energy and Environmental Design (LEED)

Platinum rating or equivalent green building standards. In total, the Modified Project includes approximately 731,250 square feet of floor area, which represents a decrease of 561,108 square feet as compared to the Approved Project. The originally Approved Project would remain valid if the proposed modified project is not approved.

Requested Actions:

1. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), concurrently consider the requests 2 through 5.
2. Pursuant to Section 21082.1(c) of the Public Resources Code, certification of the Subsequent Environmental Impact Report No. **ENV-2004-6269-EIR-SUP1** and the adoption of findings and Statement of Overriding Considerations of the environmental evaluation provided in the Subsequent Environmental Impact Report. Also, pursuant to Section 21082.1(c)(3) of the Public Resources Code, adopt the proposed mitigation monitoring and reporting program (MMRP).
3. Pursuant to Section 11.5.7 of the LAMC, approval of a Modified Project Permit for the Modified Project for compliance with the Century City North Specific Plan (Ordinance 156,122).
4. Pursuant to Century City North Specific Plan Section 6, approval of an Alternative Calculation of Trip Generation Factor for the Modified Project.
5. Pursuant to Section 11.5.7-C(f) of the Los Angeles Municipal Code, the Department of City Planning has determined that Site Plan Review Regulations are not applicable to this project due to the fact that similar project site planning regulations and environmental review requirements are already a consideration as part of the Project Permit Compliance Regulations of the Century City North Specific Plan.

Applicant: Century City Realty, LLC
Representative: George Mhlsten, DJ Moore, Latham & Watkins, LLP

Recommended Actions:

If the Commission finds that the Department of Transportation's recommendation of approval for the proposed alternative Trip generation factor of 4.97 Trips per 1,000 square feet of floor area in lieu of 14 Trips per 1,000 square feet of floor area is appropriate for this proposed project, then the following actions are recommended for approval as follows:

1. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), concurrently Act on requests 2 through 6.
2. Pursuant to Section 21082.1(c) of the Public Resources Code (California Environmental Quality Act), Certify the Environmental Impact Report No. **ENV-2004-6269-EIR-SUP1** and Adopt the Findings and Statements of Overriding Considerations as provided in the environmental evaluation of the Environmental Impact Report. Also, pursuant to Section 21082.1(c)(3), Adopt the proposed Mitigation Monitoring and Reporting Program (MMRP).
3. Pursuant to Section 6 of the Century City North Specific Plan, Approve the proposed Alternative Calculation of Trip Generation Factor for the project as 4.97 per 1,000 square feet of floor area;
4. Pursuant to Section 11.5.7-C of the Los Angeles Municipal Code, Approve a Project Permit associated with Alternative 9 (enhanced retail).
5. Adopt the findings.
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 continue the matter to the June 12, 2014, 2014 City Planning Commission meeting.

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

Vote: 9 – 0

8. CPC-2009-817-DA-M1

CEQA: ENV-2004-6269-EIR-SUP1

SCH No. 2005051145

Plan Area: West Los Angeles

Related Case: CPC-2013-210-SPP-SPR-MS

Council District: 5 – Koretz

Expiration Date: 5-8-14

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 15, 2013

Location: 1950 AVENUE OF THE STARS
(Assessor's Parcel Numbers 4319002053; 4319002054; 4319002055; 4319002059)

Proposed Project:

Century City Realty, LLC (the "Applicant") received a previous approval by the City of Los Angeles in 2006, which permitted the development of 483 residential condominiums in two 47-story towers and one 12-story building for a total of approximately 1.3 million square feet (the "Approved Project") on an approximate 5.5-acre site located at 1950 Avenue of the Stars (northeast corner of Avenue of the Stars and Constellation Boulevard) in Century City (the "Project Site"). The Applicant proposes to modify the Approved Project to allow for the construction of a 37-story (approximately 570 feet in height at site perimeter or 849 feet above mean sea level), 700,000 square-foot office building, 25,830 square feet of low-rise, one- and two-story office space, a 1,300-square-foot Mobility Hub, a Transit Plaza, 4,120 square feet of ancillary retail, and a partially subterranean parking structure with 1,579 stalls (the "Modified Project"). The parking structure would feature a 2.14-acre (approximately 93,000 square feet) landscaped private green roof deck accessible to project tenants and their guests, and the Applicant proposes to provide approximately 35,000 square feet of public open space on site. The Modified Project also would be designed to achieve a Leadership in Energy and Environmental Design (LEED) Platinum rating or equivalent green building standards. In total, the Modified Project includes approximately 731,250 square feet of floor area, which represents a decrease of 561,108 square feet as compared to the Approved Project. The originally Approved Project would remain valid if the proposed modified project is not approved.

Requested Action:

Pursuant to Section 65868 (Amendment) and Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, approval of an amendment to the Development Agreement between Century City Realty, LLC and the City of Los Angeles as approved by Ordinance No. 180,765, dated September 16, 2009.

Applicant: Century City Realty, LLC
Representative: George Mihlsten, DJ Moore, Latham & Watkins, LLP

Recommended Action:

Pursuant to Section 65868 (Amendment) and Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, approve the proposed amendments to the previously approved Development Agreement between Century City Realty, LLC and the City of Los Angeles subject to the additional modifications as proposed by staff.

Staff: Nicholas Hendricks (818) 374-5046

Motion: To continue the matter to the June 12, 2014, 2014 City Planning Commission meeting.

Moved: Dake-Wilson

Seconded: Ahn

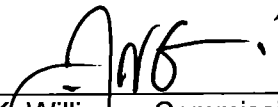
Ayes: Ambroz, Cabildo, Choe, Katz, Mack, Perlman, Segura

Vote: 9 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 5:05 p.m..



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 5/22/14