

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 12, 2014, after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012**

Renee Dake Wilson, AIA, President
Dana Perlman, Vice President
Robert L. Ahn, Commissioner
David H. Ambroz, Commissioner
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Marta Segura, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 8.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. Click the **Meetings and Hearings** link. **Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

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 – May 22, 2014

3. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. [CPC-2013-210-SPP-SPR-MS](#)
CEQA: ENV-2004-6269-EIR-SUP1
SCH No. 2005051145
Plan Area: West Los Angeles
Related Case: CPC-2009-817-DA-M1

Council District: 5 – Koretz
Expiration Date: 6-12-14
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 15, 2013
Continued from the May 8, 2014 meeting

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 Muhlsten, 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

5. **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-MSD

Council District: 5 – Koretz

Expiration Date: 6-12-14

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 15, 2013

Continued from the May 8, 2014 meeting

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 Mihalsten, 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

6. [CPC-2013-3704-CU-ZAA](#)
CEQA: ENV-2013-3705-MND
Plan Area: South Los Angeles

Council District: 9 – Price
Expiration Date: 8-2-14
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on May 23, 2014

Location: 643 - 647 W. 32ND STREET

Proposed Project:

The University of Southern California (USC or University) proposes an academic use to utilize an approximately 5,895 gross square foot historic fire station building as studio space for USC's Robert Zemeckis Center for Digital Arts. The existing Fire Station No. 15 building has a height of approximately 32 feet with a single 42 foot tower. The proposed Project site for the relocation of the building consists of three parcels located at the northeast corner of Shrine Place and West 32nd Street that is currently developed with surface parking. The subject site's lot area is approximately 14,715 square feet, and is located adjacent to the Robert Zemeckis Center for Digital Arts that also contains surface parking.

No increase in student enrollment or staffing would occur as the proposed studio space would be used for existing University programs. Hours of operation at the Site would generally be from 7:00 a.m. to 10 p.m. consistent with other University uses in the vicinity. Parking for the use would be provided in a USC owned and operated parking lot across 32nd Street.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2013-3705-MND** as adequate environmental clearance.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U6, a Conditional Use to permit an educational institution in the R3 Residential Zone.

3. Pursuant to LAMC Section 12.28, Zoning Administrator's Adjustments to the following area regulations:
 - a. To permit a 15-foot, 1 inch building encroachment within the 20-foot building line setback along West 32nd Street required by Ordinance 69290 (building line).
 - b. To permit a 4-foot, 11 inch front yard in lieu of the 15 feet required by LAMC Section 12.10 C1.

Applicant: USC Real Estate and Asset Mgt.
Representative: Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. **ENV-2013-3705-MND** for the above referenced project.
2. Approve the Conditional Use to permit an educational use in the R3-1-0 Zone.
3. Approve the Zoning Administrator's Adjustment to permit a 15-foot, 1 inch building encroachment within the 20 foot building line setback along West 32nd Street.
4. Dismiss as not Necessary the Zoning Administrator's Adjustment for a 4 foot, 11 inch front yard in lieu of 15 feet.
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: Michelle Singh (213) 978-1166

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| <p>7. <u>CPC-2014-424-HD</u>
CEQA: ENV-2014-425-CE
Plan Area: Silver Lake-Echo Park-Elysian Valley</p> | <p>Council Districts: 1 – Cedillo,
13 – O'Farrell
Expiration Date: 8-20-14
Appeal Status: N/A</p> |
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PUBLIC HEARING – Completed on May 1, 2014

Location: Parcels fronting Sunset Boulevard between Glendale Boulevard and Mc Duff Street; parcels south of Sunset Boulevard along Lemoyne Street and Logan Street; parcels north and south of Sunset Boulevard along Echo Park and Laveta Terrace; and parcels north of Sunset Boulevard along Fairbanks Place and Mc Duff Street.

Proposed Project:
Height District Change from 1L to 1VL [decrease allowed height from 75 feet to 45 feet].

- Requested Actions:**
1. Pursuant to LAMC Section 12.32 of the Municipal Code, adoption of a Height District Change from Height District -1L to Height District - 1VL to decrease the height allowed from 75 feet to 45 feet.
 2. Pursuant to Section 21084 of the California Public Resources Code, adoption of **ENV-2014-425-CE** (Categorical Exemption) as the environmental clearance.

Applicant: City of Los Angeles

Recommended Actions:

1. **Approve and Recommend** that the City Council adopt a Height District Change from Height District -1L to Height District - 1VL.
2. **Recommend** that the City Council adopt **ENV-2014-425-CE** (Categorical Exemption) as the environmental clearance.

Staff: Haydee Urita Lopez (213) 978-1162

8. **CPC-2014-1582-CA**

CEQA: ENV-2014-1583-EAF
Plan Areas: All

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

PUBLIC HEARING

Continued from the May 8, 2014 and June 6, 2014 meetings

Location: CITY WIDE

Proposed Project:

The draft re:code LA Zoning Code Evaluation Report (Code Evaluation) outlines the direction and key provisions for the structure of a new citywide Zoning Code and recommends a comprehensive set of land use regulations to implement the City's General Plan and other long range planning goals. In addition, the Code Evaluation will guide the development of a Downtown Code, and a new, first-of-its-kind web-based code. **The Zoning Code Evaluation Report can be accessed at <http://recode.la/zoning-code-evaluation-report>.**

Applicant: City of Los Angeles

Recommended Actions:

1. Approve the inclusion of four identified policy directions currently in the Code Evaluation.
2. Approve the inclusion of 30 concepts that are not currently in the Code Evaluation.
3. Approve the Code Evaluation with the recommended staff changes.
4. Recommend that City Council adopt the amended Code Evaluation.

Staff: Thomas Rothmann (213) 978-1891

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, June 26, 2014**

**City Hall
Van Nuys City Hall
Council Chamber, 2nd Floor
Van Nuys, CA 91401**

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.