

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 22, 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 ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Dake-Wilson at 8:49 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: Michael LoGrande
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Deputy City Atty. Michael Bostrom had no update.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – May 8, 2014

Motion: To approve the Minutes of Meeting for May 8, 2014.

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

Vote: 7 – 0

3. PUBLIC COMMENT PERIOD

No Speakers

4. **CPC-2013-3641-ZC-DB**
CEQA: ENV-2013-3642-MND-REC1
Plan Area: West Los Angeles

Council District: 11 - Bonin
Expiration Date: 5-22-14 Ext.
Appeal Status: Not Appealable

PUBLIC HEARING – Completed on March 5, 2014
Continued from the May 8, 2014 meeting of the City Planning Commission

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 Mitigated Negative Declaration No. **ENV-2013-3642-MND-REC1** 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 Mitigated Negative Declaration No. **ENV-2013-3642-MND-REC1** 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 approve the project as recommended by staff, with modified conditions of approval.

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

Vote: 7 – 0

5. **CPC-2013-551-ZC-CUB-CU-ZAA-SPR**
CEQA: ENV-2013-552-MND-REC1
 Plan Area: Wilshire

Council District: 10 – Wesson
 Expiration Date: 7-16-14
 Appeal Status: Appealable to City Council; ZC appealable by applicant, if disapproved in whole or in part

LIMITED PUBLIC HEARING

Location: 621-631 S. CATALINA STREET
 (Lots 6, 7 and 8 of Elsinore Tract)

Proposed Project:

The proposed project is a new 75 feet in height (six-story) apartment hotel with 82 units, including 75 hotel guest rooms and 7 apartment units. The development includes 1,564 square feet of retail/restaurant space on the ground floor, a 1,285-square foot fitness center on the second floor, and 84 on-site parking spaces in two levels, one at-grade and one subterranean. The site consists of three contiguous lots situated on the west side of Catalina Street between 6th Street to the north and Wilshire Boulevard to the south, all of which are currently improved as a 97-space paved surface parking lot. The site is approximately 24,350 square feet and the total project size is 102,099 square feet. The site is zoned P-2 and CR-2 with a General Plan Land Use designation of Regional Center Commercial.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt Mitigated Negative Declaration No. **ENV-2013-552-MND-REC1** as adequate environmental clearance.
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change (ZC) from P-2 (lot 8) and CR-2 (lots 6 and 7) to C2-2 for lots 6, 7 and 8.
3. Pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use (CUB) for the on-site sale of alcoholic beverages as an incidental business in or accessory to the operation of hotels or apartment hotels, in conjunction with the proposed apartment hotel restaurant and within each guest room mini-bar.

4. Pursuant to Section 12.24 W.24.(a) of the Los Angeles Municipal Code, a Conditional Use (CU) for a hotel use to be located within 500 feet of a residentially zoned area.
5. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment (ZAA) from the following: Section 12.21 C.6. (b), to permit a loading space height of 11 feet and 6 inches in lieu of the required minimum height of 14 feet.
6. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment (ZAA) from the following: Section 12.14 C and 12.11. C. 2. to permit a 1'0" side yard setback (north side) and a 6'8" side yard setback (south side) in lieu of the required 9 feet.
7. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment (ZAA) from the following: Section 12.14 C and 12.11. C. 3. to permit a 1'0" rear yard setback in lieu of the required 18 feet.
8. Pursuant to LAMC Section 16.05 C.1(b), Site Plan Review (SPR) for a development with 50 or more dwelling units or guest rooms, or combination thereof.

Applicant: Maxsum Development, LLC, Nest on Catalina, LLC
Representative: Milan Garrison

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. **ENV-2013-552-MND-REC1** as adequate environmental clearance.
2. Recommend that the City Council approve a Zone Change (ZC) from P-2 (lot 8) and CR-2 (lots 6 and 7) to C2-2 for lots 6, 7 and 8.
3. Approve a Conditional Use (CUB) for the on-site sale of alcoholic beverages as an incidental business in or accessory to the operation of hotels or apartment hotels, in conjunction with the proposed apartment hotel restaurant and within each guest room mini-bar, as conditioned.
4. Dismiss as Not Necessary, a Conditional Use (CU) for a hotel use to be located within 500 feet of a residentially zoned area.
5. Approve a Zoning Administrator's Adjustment (ZAA) from the following: Section 12.21 C.6. (b), to permit a loading space height of 11 feet and 6 inches in lieu of the required minimum height of 14 feet.
6. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment (ZAA) from the following: Section 12.14 C and 12.11. C. 2. to permit a 1'0" side yard setback (north side) and a 6'8" side yard setback (south side) in lieu of the required 9 feet.
7. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment (ZAA) from the following: Section 12.14 C and 12.11. C. 3. to permit a 1'0" rear yard setback in lieu of the required 18 feet.
8. Approve a Site Plan Review (SPR) for a development with 50 or more dwelling units or guest rooms, or combination thereof.
9. Adopt the Findings.
10. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, 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: Debbie Lawrence (213) 978-1163

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

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

Vote: 7 – 0

6. **CPC-2013-3554-ZC-HD-CU-ZV-ZAA**
CEQA: ENV-2013-3555-MND
Plan Area: Van Nuys-North Sherman Oaks

Council District: 4 – LaBonge
Expiration Date: 5-22-14
Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on March 4, 2014

Location: 5746 – 5750 SEPULVEDA BOULEVARD

Proposed Project:

The proposed project is the redevelopment of an existing 28,519.6 square-foot site in a proposed RAS4-1VL Zone and an existing R3-1 Zone that now includes an existing 1-2 story, 32-guest room motel comprised of 8,396 square feet of building area, with associated parking that will be demolished in order to construct a new 4-story, 33,811 square-foot hotel providing 73 guest rooms and one manager's unit. The proposed zone change applies only to the westerly portion of the project site. The new hotel will have a maximum height of 56 feet, including architectural features, provide 60 vehicular parking spaces in a two-level garage structure, and 5 short term and 5 long term bicycle parking spaces. The proposed hotel redevelopment project involves several entitlement requests including a zone and height district change, a conditional use, zone variances and several zoning adjustments.

Requested Actions:

1. Pursuant to L.A.M.C. Section 12.32-F, a zone and height district change request from the R3-1 Zone to RAS4-1VL Zone for the westerly portion of the project site.
2. Pursuant to L.A.M.C. Section 12.24.W(c), a conditional use to allow a hotel use within the proposed RAS4-1VL Zone.
3. Pursuant to L.A.M.C. Section 12.27, a zone variance to allow a 2-level parking structure as an accessory use in the easterly (R3-1 Zone) portion of the site in lieu of the otherwise restricted use.
4. Pursuant to L.A.M.C. Section 12.27, a zone variance to allow bicycle parking in the front yard setback area pursuant to L.A.M.C. Section 12.11.5-C 1.
5. Pursuant to L.A.M.C. Section 12.28, an adjustment for a 20% building height increase in lieu of the maximum 50-foot height pursuant to L.A.M.C. Section 12.21.1 to allow for architectural elements.
6. Pursuant to L.A.M.C. Section 12.28 an adjustment for an average front yard setback of 4.5 feet in lieu of the required 5 feet, pursuant to L.A.M.C. Section 12.11.5.
7. Pursuant to L.A.M.C. Section 12.28, an adjustment into the required 5-foot front yard requirement for a 5-foot projection in lieu of the maximum 4-foot projection, pursuant to L.A.M.C. Section 12.22-C.20(k).
8. Pursuant to L.A.M.C. Section 12.28, an adjustment for an awning projection of approximately 4 feet on each side of the entry way in lieu of the maximum 12 inches permitted, pursuant to L.A.M.C. Section 12.22-C.20(k).
9. Pursuant to L.A.M.C. Section 12.28, an adjustment for a bike rack within the required front yard, pursuant to L.A.M.C. Section 12.21-C 1(g).
10. Pursuant to L.A.M.C. Section 12.28, an adjustment for a paved surface area for bikes in the front yard in lieu of the required landscaping, pursuant to L.A.M.C. Section 12.21-C 1(g).
11. Pursuant to L.A.M.C. Section 12.28, an adjustment for a canopy structure over the driveway entrance to project approximately 2.5 feet into the required front yard pursuant to L.A.M.C. Section 12.22-C 20(a).
12. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt Mitigated Negative Declaration No. **ENV-2013-3555-MND** for the above referenced project.

Applicant:

Raju Patel - El Cortez Motel, Inc.

Representative: Peg Malone-Brown, Rosenheim & Associates

Recommended Actions:

1. Deny a zone variance to allow bicycle parking in the front yard setback area pursuant to L.A.M. C. Section 12.11.5-C 1.
2. Deny an adjustment for a bike rack within the required front yard, pursuant to L.A.M.C. Section 12.21-C 1(g).
3. Deny an adjustment for a paved surface area for bikes in the front yard in lieu of the required landscaping, pursuant to L.A.M.C. Section 12.21-C 1(g).
4. Approve and Recommend that the City Council adopt the Zone and Height District change from the R3-1 Zone to (T)(Q)RAS4-1VL for the westerly portion of the project site.
5. Approve a conditional use to allow a hotel use within the proposed (T)(Q)RAS4-1VL Zone.
6. Approve a zone variance to allow a 2-level parking structure as an accessory use in the easterly (R3-1 Zone) portion of the site in lieu of the otherwise restricted use, pursuant to L.A.M.C. Section 12.10-A.
7. Approve an adjustment for a 59 foot building height in lieu of the maximum 50-foot height pursuant to L.A.M.C. Section 12.21.1 to allow for architectural elements.
8. Approve an adjustment for an average front yard setback of 4.5 feet in lieu of the required 5 feet, pursuant to L.A.M.C. Section 12.11.5.
9. Approve an adjustment for a 5-foot projection into the required front yard in lieu of the maximum 4-foot projection, pursuant to L.A.M.C. Section 12.22C.20(k).
10. Approve an adjustment for an awning projection of approximately 4 feet on each side of the entry way in lieu of the maximum 12 inches permitted, pursuant to L.A.M.C. Section 12.22C.20(k).
11. Approve an adjustment for a canopy structure over the driveway entrance to project approximately 2.5 feet into the required front yard pursuant to L.A.M.C. Section 12.22-C 20(a).
12. Adopt the findings.
13. Adopt Mitigated Negative Declaration No. **ENV-2013-3555-MND**.
14. 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.
15. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, 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:

Theodore Irving (213) 978-1366

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

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

Vote: 7 – 0

7.** **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

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.

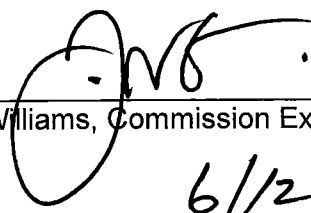
Staff: Thomas Rothmann (213) 978-1891

No action was take on this item.

There being no further business to come before the City Planning Commission, the meeting adjourned at 2:15 p.m..



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 