

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, AUGUST 14, 2014, after 1:30 p.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) 1 and 2.

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. [TT-68095-M1-1A](#)
CEQA: ENV-2006-8931-MND-REC1
Plan Area: Central City
Related Case: ZA-2013-4157-ZV-TDR-SPR-1A

Council District: 14 – Huizar
Expiration Date: 8-16-14
Appeal Status: Appealable to City Council

PUBLIC HEARING

Location: 1133 S. HOPE STREET

Proposed Project:

The construction, use and maintenance of a 28-story, 221,322 square-foot mixed-use development consisting of 208 residential condominiums and 3 commercial condominiums (with 5,029 square feet of commercial space).

Requested Action:

1. An appeal of the entire decision of the Deputy Advisory Agency's approval of a modification of Vesting Tentative Tract Map No. 68095-M1 to permit the merger and re-subdivision of four lots into one lot for mixed-use residential and commercial condominium purposes.
2. An appeal of Mitigated Negative Declaration No. **ENV-2006-8931-MND-REC1**.

Applicant: M. Inc. Holdings
Representative: Jim Ries, Craig Lawson & Co.
Appellant #1: Jeffrey Springer
Appellant #2: Marilou Calderon

Recommended Action:

1. **Deny the appeals.**
2. Sustain the Deputy Advisory Agency's approval of Tentative Tract Map No. 68095-M1.
3. Adopt the Findings of the Deputy Advisory Agency.
4. ***As described in the Addendum, Find that the information contained in the Mitigated Negative Declaration No. ENV-2006-8931-MND-REC1 has been reviewed and considered by the City Planning Commission and that the Mitigated Negative Declaration adequately describes the potential impacts of the project and no additional environmental clearance is necessary.***
5. ***Find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met.***
6. **Adopt the Addendum.**
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.

Staff: Fernando Tovar (213) 978-1303

2. [ZA-2013-4157-ZV-TDR-SPR-1A](#)
CEQA: ENV-2006-8931-MND-REC1
Plan Area: Central City
Related Case: TT-68095-M1-1A

Council District: 14 – Huizar
Expiration Date: 8-16-14
Appeal Status: Appealable to City Council

PUBLIC HEARING

Location: 1133 S. HOPE STREET

Proposed Project:

The construction, use and maintenance of a 28-story, 221,322 square-foot mixed-use development consisting of 208 residential condominiums and 3 commercial condominiums (with 5,029 square feet of commercial space).

Requested Action:

1. An appeal of the Director's Determination to approve a transfer of floor area of 49,999 square feet pursuant to Los Angeles Municipal Code Section 14.5.7.
2. An appeal of the Zoning Administrator's approvals of: **a)** a Variance to permit the location of the long-term bicycle parking within the subterranean and above grade parking levels in lieu of as otherwise required by L.A.M.C. Section 12.21-A, 16(e)(2)(iii)), and **b)** a Site Plan Review to allow the construction of a 28-story, 221,322 square-foot mixed-use development consisting of 208 residential condominiums and 3 commercial condominiums (with 5,029 square feet of commercial space).
3. *Consideration of Mitigated Negative Declaration No. **ENV-2006-8931-MND-REC1**.*

Applicant: M. Inc. Holdings
Representative: Jim Ries, Craig Lawson & Co.
Appellant #1: Jeffrey Springer
Appellant #2: Marilou Calderon

Recommended Action:

1. **Deny the appeals.**
2. Sustain the Director's Determination to approve a transfer of floor area of 49,999 square feet.
3. Sustain the Zoning Administrator's approvals of **a.)** a Variance to permit the location of the long-term bicycle parking within the subterranean and above grade parking levels in lieu of as otherwise required by the LAMC; and **b.)** a Site Plan Review to allow the construction of a 28-story, 221,322 square-foot mixed-use development consisting of 208 residential condominiums and 3 commercial condominiums with 5,029 square feet of commercial space.
4. Adopt the Findings of the Zoning Administrator.
5. ***As described in the Addendum, Find that the information contained in the Mitigated Negative Declaration No. ENV-2006-8931-MND-REC1 has been reviewed and considered by the City Planning Commission and that the Mitigated Negative Declaration adequately describes the potential impacts of the project and no additional environmental clearance is necessary.***
6. ***Find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met.***
7. **Adopt the Addendum.**
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.

Staff: Fernando Tovar (213) 978-1303

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.

An Equal Employment Opportunity/Affirmative Action Employer

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.