

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 14, 2014, after 8:30 a.m.
LOS ANGELES CITY HALL, PUBLIC WORKS BOARD ROOM #350
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 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 ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Dake-Wilson at 8:40 a.m.
Commissioners present: Ahn, Ambroz, Cabildo, Choe, Katz, Mack, Perlman, Segura

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Planning Director Michael LoGrande gave a Department update. Planning won awards for the Cornfield Arroyo-Seco Specific Plan and Small Lots Design Guidelines. City Council adopted Small Lot Streamline Ordinance.
 - 2. City Council/PLUM Calendar and Actions:
 - 3. List of Pending Legislation (Ordinance Update): Michael Bostrom had no report.
- B. Legal actions and rulings update:
- C. Other items of interest:

2. COMMISSION BUSINESS

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

Motion: To approve the minutes of meeting for July 24, 2014.

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

Vote: 7 – 0

3. **PUBLIC COMMENT PERIOD**

No Speakers

4. **Equity = Opportunity Day: Embedding Equity in Priorities and Policy to Promote Growth**

The Los Angeles City Planning Commission is organizing this public forum to gather academic and professional experts in the field of planning and equitable policies. Panelists include research academics from the USC Program for Environmental and Regional Equity (PERE) and other professional experts from philanthropic foundations that focus on policy research and promoting equitable development. The commission will not be taking any action, but rather facilitating a public discussion that can help inform future policy making.

THE FOLLOWING CASES WILL BE HEARD AFTER 1:30 P.M.

5. **CPC-2014-371-GPA**

CEQA: ENV-1994-212-EIR-ADD2

Plan Area: South Los Angeles

Council Districts: All

Expiration Date: N/A

Appeal Status: Not Appealable

LIMITED PUBLIC HEARING

Hearings were held on March 15, 19, 22, 29, 2014 and April 2, 5, 21, 2014

Location: CITYWIDE

Proposed Project:

General Plan Amendment to adopt the Plan for a Healthy Los Angeles, a new Health and Wellness Element of the General Plan. The Plan provides a comprehensive series of goals, objective, policies and programs to assist the City in improving health and wellness and reducing health disparities.

Requested Actions:

1. Amend the General Plan to incorporate the new plan, recommend adoption of the Resolution and the draft Plan for a Healthy Los Angeles, a Health and Wellness Element of the General Plan.
2. Review and consideration of the Addendum to the Environmental Impact Report **ENV-1994-212-EIR-ADD2** in its determination recommending approval of the Proposed Plan.

Applicant: Department of City Planning

Recommended Actions:

1. Approve the staff report as the Commission's Report on the subject matter.
2. Recommend that the Mayor approve and the City Council adopt the Plan for a Healthy Los Angeles as an update to the General Plan of the City of Los Angeles, as modified.
3. Authorize the Director of Planning to present the resolution and Plan to the Mayor and City Council, in accordance with Sections 555 and 558 and the City Charter.
4. Find that the City Planning Commission has reviewed and considered the Addendum to the Environmental Impact Report **ENV-1994-212-EIR-ADD2** in its determination recommending approval of the Proposed Plan, and transmit the Addendum to the EIR to City Council for its consideration.

Staff: Claire Bowin (213) 978-1213

Motion: To approve staff recommendations with modified language. No action was taken on the Environmental document.

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

Vote: 8 – 0

The following cases were heard under a Special Agenda at 3:35 p.m..

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| 1. <u>TT-68095-M1-1A</u>
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 |
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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

Motion: To grant the appeals in part to modify the Conditions of Approval and to approve the project per staff's recommendations.

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

Vote: 6 – 0

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.

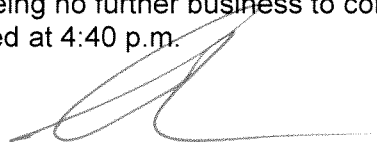
Staff: Fernando Tovar (213) 978-1303

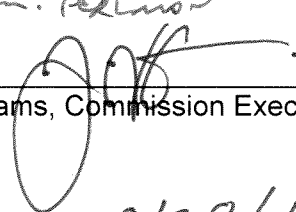
Motion: To grant the appeals in part to modify the Conditions of Approval and to approve the project per staff's recommendations.

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

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 4:40 p.m.


 Renee Dake Wilson, Commission President


 James K. Williams, Commission Executive Assistant II

Adopted: 8/28/14