

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 13, 2014, after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Dana Perlman, 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) 5 and 6.

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: Status update on **re:code LA**
 - 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 – October 23, 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-2014-1750-GPA-ZC](#)
CEQA: ENV-2014-1751-MND
Plan Area: Van Nuys-North Sherman Oaks

Council District: 2 – Krekorian
Expiration Date: 11-28-14
Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING - Completed on October 20, 2014

Location: 6724 N. ALLOTT AVENUE

Proposed Project:

The subdivision of an existing 33,159 square foot parcel into three parcels and the construction of two (2) single family dwellings, 28 feet in height, in newly created parcel “B” and parcel “C” in conjunction with Parcel Map PMLA-2011-1236-M1. Both new dwellings will be two stories with two-car garages. The existing dwelling on parcel “A” will remain.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (**ENV-2014-1751-MND**) for the above referenced project.
2. Pursuant to Section 11. 5.6 of the Municipal Code, a General Plan Amendment from the Very Low Residential Land Use Designation to the Low Residential Land Use Designation in the Van Nuys/North Sherman Oaks Community Plan over the portion of the property that will be future parcels “B” and “C”.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 to (T)(Q)R1-1 over the portion of the property that will be future parcels “B” and “C”.

Applicant: Robert Saribekyan
Representative: Jag Narayan

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (**ENV-2014-1751-MND**) for the above referenced Project.
2. Approve and recommend that the Mayor and City Council approve a General Plan Amendment from the Very Low Residential Land Use Designation to the Low Residential Land Use Designation in the Van Nuys/North Sherman Oaks Community Plan over the portion of the property that will be future parcels “B” and “C”.
3. Disapprove a Zone Change from R1-1 to (T)(Q)R1-1 over the portion of the property that will be future parcels “B” and “C”.
4. Approve and Recommend that the City Council Approve a Zone Change from R1-1 to (Q)R1-1 over the portion of the property that will be future parcels “B” and “C”.
5. Adopt the Findings.

Staff: Thomas Henry (818) 374-5061

5. [DIR-2014-322-DA-1A](#)
CEQA: ENV-2014-323-MND
Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian
Expiration Date: 11-17-14
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 5645 FARMDALE AVENUE

Proposed Project:

A Housing Development Project for the construction of 44 residential units. The project is granted a 35 percent (i.e. 12-unit) Density Bonus for setting aside at least 11 percent (4-units) of its pre-density bonus units (32-units) as Very Low Income Restricted Affordable Units for a period of 30 years, and qualifies for the following two Incentives:

- a. Front Yard Setback. An incentive for a 20 percent (i.e. 3-foot) decrease in the required front yard setback, from 15-feet to 12-feet.
- b. Open Space. An incentive for a 20 percent (i.e. 1,135 square foot) decrease in the open space requirement, from 5,675 square feet to 4,540 square feet.

Requested Actions:

Appeal of the entire Director of Planning's Conditional Approval for two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of **ENV-2013-323-MND**.

Applicant: Alan Svilik, ASI Contractors
Eric Mensinger

Recommended Actions:

1. Deny the Appeal.
2. Sustain the entire Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of a 44-unit residential project.
3. Adopt Mitigated Negative Declaration, **ENV-2013-323-MND**, as the Project's environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Milena Zasadzien (818) 374-5054

6. [**DIR-2014-850-DB-1A**](#) Council District: 2 – Krekorian
CEQA: ENV-2014-848-CE Expiration Date: 12-10-14
Plan Area: Van Nuys-North Sherman Oaks Appeal Status: Not further
appealable

PUBLIC HEARING

Location: 6842 – 6844 N. WOODMAN AVENUE

Proposed Project:

A Density Bonus and Affordable Housing Incentive Review to allow the construction of 15 apartment units, 3 stories, 35 feet high, with a roof deck, having 24 vehicle parking spaces within an at-grade parking garage, including 20 long term bike parking spaces and 2 short term spaces. Of the 15 units, 14 will be market rate and 1 unit will be designated as a Very Low Income Restricted Affordable Unit. Pursuant to Section 12.22-A.25 of the Los Angeles Municipal Code, for projects that provide affordable units, a 30 percent (i.e. 4 dwelling unit) density bonus was granted for a project reserving at least 9 percent, or 1 dwelling unit, of the 11 total "base" dwelling units permitted on the site for Very Low Income tenants/owners for a period of 30 years, along with an incentive for a 20 percent decrease in the required width of the side yard, or a 5 feet side yard in lieu of the required 6 feet as allowed from the menu of density bonus incentives. Consistent with the City's Density Bonus Ordinance, the applicant has also selected by-right Parking Option One which requires 24 parking spaces.

Requested Actions:

Appeals by two (2) separate appellants of the entire action of the of the Director of Planning's approval of a Density Bonus application pursuant to Section 12.22-A.25 of the Los Angeles Municipal Code. Consideration of Categorical Exemption No. **ENV-2014-848-CE**.

Applicant: Yonatan Rabin
Appellant #1: Kenneth W. Miller
Appellant #2: Ramey Arnold

Recommended Actions:

1. Deny the Appeals.
2. Sustain the entire Determination of the Director of Planning approving one (1) on-menu Density Bonus Affordable Housing Incentive to allow the construction of a 15-unit residential project.
3. Accept Categorical Exemption No. **ENV-2014-848-CE**, as the Project's environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Thomas Glick (818) 374-5062

7. **CPC-2014-1774-ZC-GPA-ZV-ZAA**
CEQA: ENV-2014-1775-MND
Plan Area: Van Nuys-North Sherman Oaks

Council District: 6 – Martinez
Expiration Date: 11-29-14
Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on October 6, 2014

Location: 7051, 7053, 7061 FIRMAMENT AVENUE

Proposed Project:

The demolition of an existing single-family dwelling and the construction of thirteen (13) new single-family dwellings on thirteen (13) separate lots in a Small Lot Subdivision on a 44,973 square-foot lot. The Small Lot Subdivision is being processed under a separate application under Vesting Tentative Tract (VTT) No. 72867. Each lot will range in size from 2,700 square feet to 4,500 square feet. The dwellings will range in size from 2,400 square feet to 2,500 square feet and no dwelling will exceed the height of 24 feet. The project proposes 31 total parking spaces with 26 spaces for the dwellings (i.e., 2 spaces per dwelling unit) and 5 guest parking spaces.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2014-1775-MND**) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1(One Family Dwelling Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone).
3. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Van Nuys – North Sherman Oaks Community Plan to change the land use designation of the lot from Low Residential to Low Medium I Residential.
4. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit an exemption for the project from complying with all the open space requirements that apply as established in LAMC Section 12.21-G,2.
5. Pursuant to Section 12.28 of the Municipal Code, an Adjustment to permit a:
 - a. Zero (0) foot building separation in lieu of the 20 feet required by LAMC Section 12.21-C.2(a).
 - b. Five (5) foot front yard setback in lieu of the 20 feet required by LAMC Section 12.08-C.1.
 - c. Five (5) foot rear yard setback in lieu of the 15 feet required by LAMC Section 12.08-C.3.

Applicant: Aaron Mensch
Representative: Sean Nguyen, EZ Permits, LLC

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (**ENV-2014-1775-MND**) for the above referenced project.
2. Disapprove the requested Zone Change from R1-1(One Family Dwelling Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone).
3. Disapprove the requested General Plan Amendment to the Van Nuys – North Sherman Oaks Community Plan to change the land use designation of the lot from Low Residential to Low Medium I Residential.
4. Approve and Recommend that the City Council Approve a Zone Change from R1-1(One Family Dwelling Zone) to (T)(Q)RD5-1 (Restricted Density Multiple Dwelling Zone) for the subject property, with the conditions of approval.
5. Deny, as not necessary, the requested Zone Variance to permit an exemption for the project from complying with all the open space requirements because the applicant has withdrawn the request.
6. Deny, as not necessary, the requested Adjustments to permit: (a) a Zero (0) foot building separation in lieu of the 20 feet required by LAMC Section 12.21-C.2(a); (b) a Five (5) foot front yard setback in lieu of the 20 feet required by LAMC Section 12.08-C.1; and (c) a Five (5) foot rear yard setback in lieu of the 15 feet required by LAMC Section 12.08-C.3, because the applicant has withdrawn the request.
7. Adopt the Findings.
8. 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.
9. Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Thomas Glick (818) 374-5062

8. [**CPC-2013-3834-GPA-ZC-HD-CU-CUB-SPR**](#)
CEQA: ENV-2013-3835-MND
Plan Area: Westlake

Council District: 1 – Cedillo
Expiration Date: 11-15-14
Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on October 10, 2014

Location: 1700, 1710 W. OLYMPIC BOULEVARD, 1001, 1003, 1005, 1007, 1011, 1015, 1019, 1023, 1029 S. BEACON AVENUE

Project Description:

The demolition of an existing church structure and associated surface parking lot and the construction of a 149 guest room hotel with 8,600 square feet of restaurant, café and banquet space. The proposed building comprises approximately 93,890 square feet of floor area and will be approximately 81 feet in height. The building will provide 113 parking spaces within an at-grade level and subterranean parking garage accessed via Beacon Avenue with an exit-only driveway into the alley behind the site. The project will export 20,000 cubic yards of dirt.

Requested Actions:

1. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code adopt Mitigated Negative Declaration (**ENV-2013-3835-MND**) and associated findings as the project's environmental clearance.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6 a General Plan Amendment to the Westlake Community Plan from Highway Oriented Commercial and Medium Residential Land Use Designations to the Community Commercial Land Use Designation.
3. Pursuant to LAMC Section 12.32, a Zone Change from R3 to C4 for the properties located at 1011, 1015, 1019, 1023, 1029 South Beacon Avenue.
4. Pursuant to LAMC Section 12.32, a Height District Change from Height District 1 to Height District 2D for a maximum Floor Area of 93,890 square feet and a maximum height of 81 feet.
5. Pursuant to LAMC Section 12.24 W.24 a Conditional Use for a hotel located within 500 feet of a Residential Zone.
6. Pursuant to LAMC Section 12.24 W.27 a Conditional Use for a Commercial Corner development allowing for 1) the hotel to operate 24 hours, 7 days a week, 2) the bar/café and restaurant to operate from 6 a.m. to 10 p.m. daily, 3) tandem parking, 4) variable landscape setback of 3.17 feet to 5.16 feet along the northerly property line in lieu of the five feet required, and 5) no landscape setback along the perimeter of the parking area toward the western and southern portion of the commercial site, in lieu of the five feet required.
7. Pursuant to LAMC Section 12.24 W.1 a Conditional Use Permit for the sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a bar/café and a restaurant that includes live entertainment located within a hotel.
8. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more guest rooms.

Applicant:

Young Sam Chung, CK Hospitality

Representative: Bill Christopher, Tabitha Lam, Urban Concepts

Recommended Actions:

1. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code adopt Mitigated Negative Declaration (**ENV-2013-3835-MND**) and associated Findings as the project's environmental clearance.
2. Approve and recommend that the City Council approve a General Plan Amendment to the Westlake Community Plan from Highway Oriented Commercial and Medium Residential Land Use Designations to the Community Commercial Land Use Designation.
3. Approve and recommend that the City Council approve a Zone Change from R3 to C4 for the properties located at 1011, 1015, 1019, 1023, 1029 South Beacon Avenue.
4. Approve and recommend that the City Council approve, a Height District Change from Height District 1 to Height District 2D for a maximum Floor Area of 93,980 square feet and a maximum height of 81 feet.
5. Approve a Conditional Use for a hotel located within 500 feet of a Residential Zone.
6. Deny as Not Necessary a Conditional Use for a Commercial Corner allowing for 1) the hotel to operate 24 hours, 7 days a week, 2) the bar/café and restaurant to operate from 6 a.m. to 10 p.m. daily, 3) tandem parking, 4) variable landscape setback of 3.17 feet to 5.16 feet along the northerly property line in lieu of the five feet required, and 5) no landscape setback along the perimeter of the parking area toward the western and southern portion of the commercial site, in lieu of the five feet required.
7. Approve a Conditional Use Permit for the sales and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a bar/café and a restaurant that includes live entertainment located within a hotel.
8. Approve a Site Plan Review for a project which results in an increase of 50 or more guest rooms.

Staff:

Blake Lamb (213) 978-1167

9. [CPC-2006-9797-GPA-VZC-HD-CU-SPR-DB](#)
CEQA: ENV-2006-9653-EIR

Council District: 4 – LaBonge
Expiration Date: 12-19-14
Plan Area: Hollywood
Appeal Status: Appealable to City
Council; ZC appealable by applicant if
disapproved in whole or in part

PUBLIC HEARING – Completed on September 10, 2014

Location: 6649 – 6687 W. SANTA MONICA BOULEVARD, 1120 – 1122 N. LAS
PALMAS AVENUE, 6624 – 6650 W. LEXINGTON AVENUE

Proposed Project:

The proposed project includes a Vesting Tract Map for the merger and re-subdivision of an approximately 248,120 square-foot property into one Master Lot and 10 airspace lots for the construction of a mixed-use development consisting of 695 residential condominium units and approximately 24,900 square feet of commercial space. The project includes a Density Bonus providing 5% of the units for Very Low Income households. The development would demolish the existing improvements and build five new structures ranging in height from 62 feet to 91 feet with commercial uses located at the ground level along Santa Monica Boulevard. The project will provide 1,391 parking spaces and 123,501 square feet of open space.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2006-9653-EIR, SCH No. 2007031159, for the above-referenced project, and the following:
 - a. Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
 - b. Adoption of the proposed Mitigation Monitoring Program and the required Findings for the adoption of the EIR.
2. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment from 'Limited Manufacturing' to 'General Commercial'.
3. Pursuant to Section 12.32 of the LAMC:
 - a. a Vesting Zone Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN.
 - b. a Height District Change from '1VL' to '2D'.
4. Pursuant to Section 12.24-W,1 of the LAMC, a Conditional Use for the sale and/or dispensing of alcoholic beverages involving two restaurants for on-site consumption, and one convenience store, drug store, or specialty market for off-site sales.
5. Pursuant to Section 16.05 of the LAMC, Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.
6. Pursuant to Section 12.22-A,25, a Density Bonus of 12.1% (in lieu of the maximum allowable 20%) in exchange for a 5% set aside for Very Low Income households. The applicant is not seeking any on- or off-menu incentives or parking deviations as otherwise permitted under LAMC 12.22-A,25.

Applicant: Eugene LaPietra, Book City News, Inc., Tinsel Town Studios, LLC,
Calico Industries, LLC

Recommended Actions:

1. Recommend that the City Planning Commission approve Alternative D of the EIR (Modified Project with Office Component Alternative), which includes 641 residential units, 22,200 square feet of retail/restaurant use, and 101,925 square feet of commercial office, in lieu of the proposed project.
2. Recommend that the City Planning Commission Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental

Clearance No. **ENV-2006-9653-EIR**, (SCH. No. 2007031159), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopt the related environmental Findings, and Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:

- a. The Environmental Impact Report (EIR) for the Lexington project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.
 - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
3. 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; and, that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.
 4. Recommend that the City Council approve a General Plan Amendment to the Hollywood Community Plan, changing the land use designation from Limited Manufacturing to General Commercial.
 5. Recommend that the City Council approve a Vesting Zone Change and Height District Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN.
 6. Approve a Conditional Use for the sale and/or dispensing of alcoholic beverages involving two restaurants for on-site consumption.
 7. Deny a Conditional Use for the sale of alcoholic beverages for off-site consumption in conjunction with one convenience store, drug store, or specialty market for off-site sales.
 8. Approve the Site Plan Review for a project resulting in an increase of 50 or more dwelling units;
 9. Approve a 3.27% Density Bonus in exchange for a 5% set aside for Very Low Income households.
 10. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated.

Staff: Luciralia Ibarra (213) 978-1351

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, November 20, 2014** at:

**City Hall
200 N. Spring Street
Public Works Board Room 350
Los Angeles, CA 90012**

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.