

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 11, 2014, after 8:30 a.m.
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 David Ambroz at 8:40 a.m.
Commissioners present: Ahn, Ambroz, Cabildo, Choe, Katz, Mack, Perlman, Dake-Wilson
Commissioners absent: Segura

1. DIRECTOR'S REPORT

A. Update on City Planning Commission Status Reports and Active Assignments

Ongoing Status Reports: Planning Director Michael LoGrande gave the Department update and spoke about the Figueroa Plaza fire and the hiring budget.

1. City Council/PLUM Calendar and Actions:

2. List of Pending Legislation (Ordinance Update): Adrienne Khorasanee 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 – November 20, 2014

Motion: To postpone the minutes of meeting for November 20, 2014 to December 18, 2014 by consent.

3. PUBLIC COMMENT PERIOD

Jim McQuiston commented on adherence to the Zone Code. Maureen Levitt, Charlotte Brody and Jeannie Plum spoke on the Sierra High School equestrian crossing.

4. CPC-2014-1138-ZC-CU-SPR
CEQA: ENV-2014-1137-MND
Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian
Expiration Date: 12-11-14
Appeal Status: Appealable to City
Council; ZC appealable by applicant if
disapproved in whole or in part

PUBLIC HEARING - Completed on September 16, 2014

Location: 12405 - 12425 W. VICTORY BOULEVARD

Proposed Project:

The construction, use and maintenance of a four-story 80-unit hotel on a 35,764 square-foot site in a proposed [T]RAS4-1 Zone. The new hotel will have a maximum height of approximately 51 feet, including architectural features; and provide 76 vehicular parking spaces in a one-level subterranean garage.

Requested Actions:

1. Pursuant to L.A.M.C. Section 12.32-F, a Zone Change from the [T][Q]RAS4-1 to [T]RAS4-1 to delete references to a previously approved project.
2. Pursuant to L.A.M.C. Section 12.24.W.24, a Conditional Use to allow a hotel use in the RAS4-1 Zone within 500 feet of an A or R Zone.
3. Pursuant to L.A.M.C. Section 16.05.C, Site Plan Review for a development with 50 or more guestrooms.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2014-1137-MND** for the above referenced project.

Applicant: Bhagabhai Patel
Representative: Robert Lamishaw, JPL Zoning Services

Recommended Actions:

1. Approve and Recommend that the City Council adopt the Zone Change from [T][Q]RAS4-1 to [T]RAS4-1 to permit the construction of a hotel containing 80 units, with the attached Conditions of Approval.
2. Approve the Conditional Use to permit a hotel use in the RAS4-1 Zone within 500 feet of an R Zone.
3. Approve the Site Plan Review for the development of a hotel with 80 guestrooms.
4. Adopt the Findings.
5. Adopt the Mitigated Negative Declaration No. **ENV-2014-1137-MND** for the above referenced project.
6. 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.
7. 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: Jordann Turner (213) 978-1365

Motion: To approve the project as recommended by staff with modifications and revisions.

Moved: Katz
Seconded: Choe

Ayes: Ahn, Cabildo, Mack, Perlman, Dake-Wilson
Absent: Segura

Vote: 8 – 0

5. CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR
CEQA: ENV-2006-7211-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: 1-27-15
Appeal Status: Appealable to City
Council; ZC appealable by applicant if
disapproved in whole or in part

PUBLIC HEARING

Location: 805 – 833 S. CATALINA STREET, 806 – 836 S. KENMORE AVENUE

Proposed Project:

The project as originally proposed was a 35-story mixed use building with 270 dwelling units and 3,600 square feet of commercial use. As revised, the project is proposed as a 27-story (300.5 feet tall) mixed use building with 269 dwelling units and 7,500 square feet of commercial use. The total floor area proposed is 322,238 square feet on a site of 53,857 square feet. A total of 33,046 square feet of common open space and 562 parking spaces will be provided.

The project is located in the Wilshire Community Plan area and is bounded by 8th Street to the north, Catalina Street to the east, Kenmore Avenue to the west, and multi-family residential use to the south. The project involves the demolition of three residential buildings containing 14 residential units. The environmental analysis for the project as originally proposed, No. ENV-2006-7211-MND, was updated to reflect the revised project description and published on October 16, 2014.

A separate public hearing has not been held for the revised project. The City Planning Commission Meeting on December 11, 2014 will serve as the public hearing.

On October 8, 2009, the City Planning Commission disapproved and recommended that the City Council not adopt the project. The applicant appealed the decision, and subsequently revised the project. The City Attorney has directed the revised project back to the City Planning Commission, and the December 11th meeting will also serve as the public hearing. Consistent with the Department of City Planning's original recommendation, the current recommendation is for denial.

Requested Actions:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2006-7211-MND** (for an expanded Initial Study/MND) and required Findings for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Wilshire Community Plan from Neighborhood Office Commercial and High Medium Residential to Regional Commercial.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone/Height District Change from (Q)C2-1 (Commercial Zone) and R4-2 (Multiple Dwelling Zone, one unit for each 400 square feet of lot area) to R5-2 (Multiple Dwelling Zone, one unit for each 200 square feet of lot area).
4. Pursuant to Section 12.24 W 15 of the Municipal Code, a Conditional Use for a development combining residential and commercial uses in the R5 zone when located in a redevelopment project area.

5. Pursuant to Section 12.28 of the Municipal Code, Zoning Administrator Adjustments to Section 12.12.C as follows: to permit a 15 foot side yard setback along the northerly portion of the property parallel to 8th Street and along the southern portion of the property in lieu of the minimum 16 foot setback otherwise required.
6. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review approval for a development project which will result in an increase of 50 or more dwelling units.

Applicant: Mike Hakim, Colony Holdings, LLC

Recommended Actions:

1. Do not adopt Mitigated Negative Declaration No. **ENV-2006-7211-MND**, an expanded Initial Study/MND).
2. Deny the requested General Plan Amendment to the Wilshire Community Plan from Neighborhood Commercial and Medium Density Residential to Regional Commercial.
3. Deny a Zone Change from (Q)C2-1 and R4-2 to R5-2.
4. Deny a Conditional Use for a development combining residential and commercial uses in the R5 zone when located in a redevelopment project area.
5. Deny Zoning Administrator Adjustments to permit a 15 foot side yard setback along the northerly portion of the property parallel to 8th Street and along the southern portion of the property in lieu of the minimum 16 foot setback otherwise required.
6. Deny a Site Plan Review approval for a development project which will result in an increase of 50 or more dwelling units.
7. Adopt the Findings for denial.

Staff: Debbie Lawrence (213) 978-1163

Motion: To follow staff recommendations and disapprove the project as requested.

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

Vote: 8 – 0

6. CPC-2014-1602-CU-SPE-SPP-DB-SPR

CEQA: ENV-2014-1303-MND
 Plan Area: Wilshire

Council District: 13 – O'Farrell
 Expiration Date: 1-5-15
 Appeal Status: Appealable to City Council

PUBLIC HEARING - Completed on October 24, 2014

Location: Site 1: 3750, 3766 W. OAKWOOD AVENUE,
 330, 332, 338, 340, 342 N. MADISON AVENUE,
 333, 333 ½, 335, 345 N. WESTMORELAND AVENUE
 (Legally described as Lots: 1, 2, 3, 16, 17, 18; Block: W; and Tract:
 Dayton Heights Tract.
Site 2: 320 N. Madison Avenue**, legally described as Lots: 4, 5, 13,
 14, 15; Block: W; Tract: Dayton Heights Tract)

Proposed Project:

The project site consists of two separate sites (Site 1 and Site 2) with three separate buildings (Buildings A, B and C). The project proposes an expansion of an existing Homeless Shelter with 66

guest rooms and ancillary support services on Site 1 to include 190 residential units on Sites 1 and 2, of which 187 units are restricted affordable and three market rate manager's units, and ancillary support services that include: case management, health and dental care, mental health care, after-school tutoring, employment services, life skills workshops, substance abuse treatment and self-help support groups.

For Site 1, the project proposes the removal of the existing surface parking lot and expansion of an existing three-story homeless shelter with the construction of a new five-story, 76 feet eight inch tall building, which contains 67 restricted affordable units and one market rate manager's unit, 3,000 square feet of ancillary support services, 620 square feet of office space and 600 square feet of lobby space known as Building A. Site 1 provides a total of 72 vehicle parking spaces with 63 spaces located at-grade that are accessed from Westmoreland Avenue and nine spaces located at-grade that are accessed from Madison Avenue. Site 1 also provides 79 bicycle parking spaces, including nine short-term and 70 long-term. Site 1 provides 4,243 square feet of common open space including a 1,100-square-foot community room, a 1,872-square-foot plaza area and a 665-square-foot roof terrace. Site 1 is a 45,118-square-foot site classified in the M1-1 Zone, designated Limited Manufacturing and located within Subarea D (Light Industrial/Commercial) of the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP).

For Site 2, the project proposes the removal of an existing two-story vacant office/warehouse building, a two-story vacant storage structure and a surface parking lot and the construction of two (2) new six-story, 79 feet six inch tall buildings known as Building B and Building C. Building B contains 60 restricted affordable units and one market rate manager's unit, 1,845 square feet of ancillary support services, 150 square feet of office space and 323 square feet of lobby space. Building B provides 9,580 square feet of common open space including a 9,075-square-foot plaza area and a 505-square-foot roof terrace. Building B provides 30 vehicle parking spaces located within a subterranean parking level accessed only from Madison Avenue and 71 bicycle parking spaces, including 8 short-term and 63 long-term. Building C contains 60 restricted affordable units and one market rate manager's unit, 2,354 square feet of ancillary support services, 240 square feet of office space and 421 square feet of lobby space. Building C provides 2,650 square feet in a plaza area. Building C provides 30 vehicle parking spaces located within a subterranean parking level that are accessed only from Madison Avenue and 71 bicycle parking spaces, including 8 short-term and 63 long-term. Site 2 is a 37,500-square-foot site classified in the M1-1 Zone, designated Limited Manufacturing and located within Subarea D (Light Industrial/Commercial) of the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2014-1303-MND** for the above referenced project.
2. Pursuant to Section 12.24 U.26. of the Municipal Code, a Conditional Use to increase the density greater than the maximum allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 353 percent for Site 1 in order to permit 68 new restricted affordable units in lieu of 15 units and a density bonus increase of 160 percent for Site 2 in order to permit 122 restricted affordable units in lieu of 47 units.
3. Pursuant to Section 12.24 F. of the Municipal Code, impose conditions as part of the Conditional Use to exceed the height and area regulations required by other provisions of the Code that include a zero-foot and five-foot side yard in lieu of the eight feet required for Building A; an approximately 1.93:1 Floor Area Ratio (FAR) in lieu of a 1.5:1 FAR for Site 1; and an approximately 2.34:1 FAR in lieu of a 1.5:1 FAR for Site 2.
4. Pursuant to Section 11.5.7 F. of the Municipal Code and Section 10.A. of the SNAP, a Specific Plan Exception to allow the expansion of the homeless shelter, a legal non-conforming use, in Subarea D of the SNAP to include permanent supportive housing and permit 190 restricted affordable units

within three new buildings (Buildings A, B and C) on two abutting development sites (Site 1 and Site 2).

5. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance Review with the SNAP.
6. Pursuant to Section 12.22 A.25. of the Municipal Code, the applicant proposes to set aside 11 percent of the new restricted affordable units at the Very Low income level and 87 percent at the Low Income level with three market-rate manager's units (one per new building) and requests the following on-menu incentives:
 - a. A 20 percent reduction in the required open space for Sites 1 and 2 to provide 16,473 square feet of open space in lieu of the required 19,075 square feet.
 - b. Open space averaging between Site 1 and Site 2.
7. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

Applicant: John Malloy, PATH Ventures
Representative: Alex Irvine, Craig Lawson & Co., LLC

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. **ENV-2014-1303-MND** for the above referenced project.
2. Approve a Conditional Use, pursuant to Section 12.24 U.26. of the Municipal Code, to allow a density bonus increase of 353 percent for Site 1 in order to permit 68 new restricted affordable units in lieu of 15 units and a density bonus increase of 160 percent for Site 2 in order to permit 122 restricted affordable units in lieu of 47 units.
3. Approve conditions as part of the Conditional Use, pursuant to Section 12.24 F of the Municipal Code, for the following:
 - a. Section 12.10 C.2 to allow a zero-foot and five-foot side yard for Building A in lieu of the required eight feet.
 - b. Section 12.21.1 to allow an approximately 1.93:1 Floor Area Ratio (FAR) in lieu of a 1.5:1 FAR for Site 1 and an approximately 2.34:1 FAR in lieu of a 1.5:1 FAR for Site 2.
4. Approve a Specific Plan Exception, pursuant to Section 11.5.7 F. of the Municipal Code, from Section 10.A. of the SNAP, to allow the expansion of the homeless shelter, a legal non-conforming use, in Subarea D of the SNAP to include permanent supportive housing and permit 190 restricted affordable units within three new buildings (Buildings A, B and C) on two abutting development sites (Site 1 and Site 2).
5. Approve a Specific Plan Project Permit Compliance Review, pursuant to Section 11.5.7 C. of the Municipal Code, with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.
6. Approve the following two (2) on-menu incentives, pursuant to Section 12.22 A.25. of the Municipal Code, requested by the applicant for a project totaling 190 dwelling units (68 units on Site 1 and 122 units on Site 2), reserving 22 for Very Low Income household occupancy (8 units on Site 1 and 14 units on Site 2) and reserving 165 for Low Income household occupancy (59 units on Site 1 and 106 units on Site 2) for a period of 30 years:
 - a. Open Space. A 20 percent reduction in the required open space for Sites 1 and 2 to provide 16,473 square feet of open space in lieu of the required 19,075 square feet.
 - b. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access. An averaging of open space over the project site between Site 1 and Site 2.
7. Approve a Site Plan Review, pursuant to Section 16.05 of the Municipal Code, for a project that creates a maximum 127,929 square feet of development on two separate sites (47,698 square feet on Site 1 and 80,231 square feet on Site 2) that total approximately 1.90 acres including 190 residential units (68 units on Site 1 and 122 units on Site 2) and 7,199 square feet of ancillary support services (3,000 square feet on Site 1 and 4,199 square feet on Site 2).
8. Adopt the Findings.

Motion: To approve the project as recommended by staff with modifications and revisions.

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

Vote: 7 – 0

Staff: Blake Lamb (213) 978-1167

7. CPC-2014-1759-ZC-SPE-SPR-ZAA-CDO

CEQA: ENV-2014-1760-MND

Plan Area: Reseda-West Van Nuys

Council District: 3 – Blumenfield

Expiration Date: 12-11-14

Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

LIMITED PUBLIC HEARING

Location: 6611 – 6639 RESEDA BOULEVARD

Proposed Project:

Demolition of two existing commercial buildings totaling approximately 11,000 square feet and the subsequent construction, use, and maintenance of a mixed-use building consisting of 254 apartment units and approximately 7,691 square feet of commercial floor area, for a total project size of approximately 247,673 square feet, on a 2.511 acre site. The proposed project has a maximum height of 72 feet, varying from 2 to 6 stories, with 436 automobile parking spaces and 287 bicycle parking stalls provided at grade and on one subterranean level.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2014-1760-MND** for the above referenced project.
2. Pursuant to Section 12.32.F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District change from the [Q]C2-1VL-CDO and [Q]P-1-CDO Zones/Height Districts to the [Q]RAS4-1L-CDO Zone/Height District, and the modification of Reseda Central Business District Community Design Overlay (CDO) [Q] Condition B.1. to allow a maximum building height of 72 feet in lieu of the 50 feet permitted, and CDO [Q] Condition C.1.a. to permit a pole sign, which is otherwise prohibited.
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development project consisting of 50 or more dwelling units, and that generates 1,000 or more average daily vehicle trips.
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a maximum fence height (or in this case, a hedge or similar landscape screen, which is defined as a fence in LAMC Section 12.22 C.20.(f)(1)) of 20 feet within the required rear yard in lieu of the 8-foot maximum allowed by LAMC Section 12.21 C.1.(g).
5. Pursuant to LAMC Section 13.08 E.1, Design Overlay Plan Approval for a project located within the Reseda Central Business District CDO District.
6. Pursuant to LAMC Section 13.17.G.4 (River Improvement Overlay District), an Exception from LAMC Section 13.17.F.4(a) to permit a landscape buffer along the project's property line adjacent to the Los Angeles River that varies in width from 5 feet to 15 feet, in lieu of the required continuous 10-foot landscape buffer.

Note: Preliminary Parcel Map No. AA-2014-1758-PMLA has also been filed for this project to merge and re-subdivide the subject property, including the existing public alley which is proposed to be

vacated and re-dedicated along the northerly property line. A separately-noticed public hearing was conducted by the Deputy Advisory Agency on November 25, 2014.

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

Recommended Actions:

1. Disapprove the requested Zone Change and Height District Change as filed.
2. Approve and recommend that the City Council adopt a Zone Change and Height District Change from [Q]C2-1VL-CDO and [Q]P-1-CDO to (T)(Q)RAS4-1L-CDO-RIO, and the modification of Reseda Central Business District Community Design Overlay (CDO) [Q] Condition No. B.1., to allow a maximum building height of 72 feet in lieu of the 50 feet permitted, and CDO [Q] Condition No. C.1.a., to permit a pole sign which is otherwise prohibited, subject to the Conditions of Approval.
3. Approve Site Plan Review for a development project consisting of 50 or more dwelling units, and that generates 1,000 or more average daily vehicle trips.
4. Approve a Zoning Administrator's Adjustment to allow a maximum fence height (or in this case, a hedge or similar landscape screen, which is defined as a fence in LAMC Section 12.22 C.20.(f)(1)) of 20 feet within the required rear yard, in lieu of the 8-foot maximum allowed by LAMC Section 12.21 C.1.(g), subject to the Conditions of Approval.
5. Approve a Community Design Overlay Plan for the project located within the Reseda Central Business District Community Design Overlay district; subject to the Conditions of Approval.
6. Approve an Exception from LAMC 13.17.F.4(a) (River Improvement Overlay District) to permit a landscape buffer along the project's property line adjacent to the Los Angeles River that varies in width from 5 feet to 15 feet, in lieu of the required continuous 10-foot landscape buffer, subject to the Conditions of Approval.
7. Adopt Mitigated Negative Declaration No. **ENV-2014-1760-MND** as the environmental clearance for the project, with the following modifications: delete the requirement for a haul route approval from Environmental Condition Nos. 24 and 29, as haul route approval is not required for non-hillside grading activity.
8. Adopt the Findings.
9. 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: Daniel O'Donnell (818) 374-9907

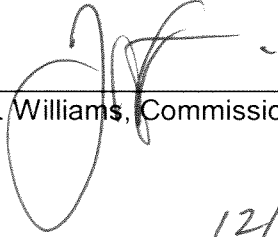
Motion: To approve the project as recommended by staff with modifications.

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

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:43 a.m.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: 12/18/14