

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 12, 2015 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
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director
Vacant, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.

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: Condition Compliance Unit's Monitoring, Verification and Inspection Program (MVIP) – Rocky Wiles
 - 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 Requests
- C. Minutes of Meeting – January 8, 2015

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-2014-326-ZC-TDR-ZV-MS-CDO-SPR**

CEQA: ENV-2013-3187-MND

Plan Area: Central City

Council District: 14 – Huizar

Expiration Date: 2-27-15

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

PUBLIC HEARING – Completed on January 15, 2015

Location: 400, 410, 412, 414, 418, 420, 422 S. BROADWAY; 218, 230 W. 4TH STREET
(Legally described as Lots: FR 9, FR 10, Block: 10, Tract: Ord's Survey)

Proposed Project:

The demolition of an existing one-story commercial building with rooftop parking and the construction of a mixed-use development consisting of a 34-story, high-rise residential condo tower. The Project would include 450 residential units and 6,904 square feet of commercial/retail space located at the ground level. A total of 450 parking spaces would be provided in two subterranean and six podium levels. The proposed Project would consist of a total of 433,260 square feet of floor area. The Project would export approximately 27,777 cubic yards of dirt.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2013-3187-MND**) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 227,742 square feet to the project site (Receiver Site) permitting a maximum FAR of 12.65:1 and 433,260 square feet of floor area in lieu of a 6:1 FAR which permits 205,518 square feet of floor area.
3. Pursuant to LAMC Section 12.32, a Zone Change to amend [Q] Qualified Condition Number 11 of Ordinance 180,871 to permit a reduced floor to ceiling height of 9 feet, in lieu of 15 feet, for 580 square feet of the ground floor retail space.
4. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.5(a)(1), to reduce the parking stall width for 88 residential standard parking spaces from the code-required 8'-6" to 8'-4".
5. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.5(b) to reduce the drive aisle width for the ground floor, floors B1, B2, 2, 3, 4, 5 and 6 from the code-required 28'-0" to 26'-8".
6. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 G.2(a)(3) to permit 84 trees in lieu of the required 113 trees.
7. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to allow a 4.3 percent reduction from the Open Space required in LAMC Section 12.21 G for a total open space of 46,887 square feet in lieu of the required 48,975 square feet.
8. Pursuant to LAMC Section 13.08, a Design Overlay Plan Approval within the Broadway Theater and Entertainment District Community Design Overlay (Broadway CDO).
9. Pursuant to LAMC Section 16.05 a Site Plan Review for a project which results in 50 or more residential units.

Applicant: Izek Shomof, Grand Pacific 7-28, LLC
Representative: Hamid Behdad, PE, Central City Development Group

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2013-3187-MND**) and associated findings for the above referenced project.
2. Recommend that the City Planning Commission Continue this case, CPC-2014-326-ZC-TDR-ZV-MS-CDO-SPR until after the Agency Board acts on the requested TFAR Transfer Plan and Public Benefit Payment, in order for the City Planning Commission to consider the requested Public Benefit Payment, TFAR Transfer Plan, and Associated Findings.
3. Approve, and Recommend the City Council Adopt a Zone Change to amend [Q] Qualified Condition Number 11 of Ordinance 180,871 to permit a reduced floor to ceiling height of 9 feet, in lieu of 15 feet, for 580 square feet of the ground floor.
4. Deny as Not Necessary the requested Variance from LAMC Section 12.21 A.5(a)(1), to reduce the parking stall width for 88 residential standard parking spaces from the code-required 8'-6" to 8'-4".
5. Deny as Not Necessary the requested Variance from LAMC Section 12.21 A.5(b) to reduce the drive aisle width for the ground floor, floors B1, B2, 2, 3, 4, 5 and 6 from the code-required 28'-0" to 26'-8".
6. Deny as Not Necessary the requested Variance from LAMC Section 12.21 G.2(a)(3) to permit 84 trees in lieu of the required 113 trees.
7. Deny as Not Necessary the requested Director's Decision per Section 12.21 G.3 of the LAMC to permit a 4.3 percent reduction to the required open space (46,887 square feet in lieu of 48,975 square feet).
8. Approve a Director's Decision per Section 12.21 G.3 of the LAMC to permit a 10 percent increase in the qualifying area of recreation rooms for a maximum of 35 percent, or 16,643 square feet.
9. Approve the requested CDO Plan Approval for a mixed-use project in the Broadway Theater and Entertainment CDO.
10. Approve the requested Site Plan Review for a project that creates a maximum 433,260 square feet of development including 450 residential units and 6,904 square feet of retail/commercial uses.
11. Adopt the Findings.
12. Advise the applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Blake Lamb, (213) 978-1167

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| 5. <u>CPC-2014-1544-ZC-ZAD</u>
CEQA: ENV-2014-1545-ND
Plan Area: South Los Angeles | Council District: 9 – Price
Expiration Date: 2-18-15
Appeal Status: Appealable to City Council; ZC
appealable by applicant only, if disapproved in
whole or in part |
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PUBLIC HEARING – Completed on December 15, 2014

Location: 3335 S. FIGUEROA STREET

Proposed Project:

The Proposed Project consists of an entitlement request for a Zone Change to amend "Q" Qualified Condition No. 4(a) and delete 4(b) and 4(c) in Ordinance No. 178,542 to remove the requirement to provide 440 residential parking spaces off-site, and a Zoning Administrator Determination to allow shared parking among commercial uses and residential guests for the University Gateway development. The Project was previously approved in 2006 under case no. CPC-2006-7446-GPA-ZC-HD-ZV-BL-SPR. The existing building was fully constructed in 2010 and is now operated by Wilson University Gateway, LLC. It currently provides 421 residential

units for University of Southern California students and approximately 74,516 square feet of commercial uses. The project provides a total of 1,215 parking spaces: 775 on-site parking spaces in a seven-level above-ground parking garage that consists of 327 commercial spaces, 27 residential guest spaces, and 421 residential spaces and 440 off-site parking spaces in an existing parking structure located at 3401 South Grand Avenue, known as the University Parking Center.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration (**ENV-2014-1545-ND**) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32.F, a Zone Change to amend "Q" Qualified Condition No. 4(a) and delete 4(b) and 4(c) in Ordinance No. 178,542 for the property located at 3335 S. Figueroa Street.
3. Pursuant to LAMC Section 12.24.X.20, a Zoning Administrator Determination for a Shared Parking Approval to permit the shared parking of 354 on-site spaces among all commercial uses and residential guests.

Applicant: Wilson University Gateway, LLC
Representative: Katherine Casey, Craig Lawson & Co., LLC

Recommended Actions:

1. Adopt the Negative Declaration (**ENV-2014-1545-ND**) for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. Approve a Zone Change to amend "Q" Qualified Condition No. 4(a) and delete 4(b) and 4(c) in Ordinance No. 178,542 for the property located at 3335 S. Figueroa St., with the attached conditions of approval.
3. Approve a Zoning Administrator Determination for a Shared Parking Approval to permit the shared parking of 354 on-site spaces among all commercial uses and residential guests, with the attached conditions of approval.
4. Adopt the Findings.

Staff: Michelle Singh (213) 978-1166

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, February 26, 2015** at:

**City Hall
Van Nuys City Hall
Council Chamber, 2nd Floor
Van Nuys, CA 91401**

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.