

OFFICIAL MINUTES (CORRECTED)
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 14, 2015, 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 8:30 a.m.
Commissioners present: Choe, Katz, Mack, Perlman, Segura, Dake-Wilson
Commissioners absent: Ahn, Cabildo

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments – Director Michael LoGrande gave a brief report.
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – A. Khorasanee had no report.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar - Choe, Mack out on May 28, 2015
- B. Commission Requests
- C. Minutes of Meeting – April 23, 2015

Motion: To continue the Minutes of Meeting to the May 28 2015 meeting. By consent.

Vote: 7 – 0

3. PUBLIC COMMENT PERIOD

No Speakers.

4. **CPC-2010-1554-DB-SPP**
CEQA: ENV-2012-110-EIR,
SCH#2012031014
Plan Area: Hollywood

Council District: 13 – O'Farrell
Expiration Date: 5-14-15
Appeal Status: Appealable to City Council;
Off-Menu items not appealable

PUBLIC HEARING – Completed on March 27, 2015

Location: 1601-1605 N. HOBART BOULEVARD, 1600-1608 N. SERRANO AVENUE,
(Legally described as Lots: 16, 17 (Arbs 1 & 2) and 18 (Arb 2) Block: None Ferry Tract)

Proposed Project:

The site is comprised of three (3) lots; two (2) lots are located along Serrano Avenue and one (1) lot is located on Hobart Boulevard. The project proposes the demolition of four (4) existing two-story apartment buildings and the relocation of two (2) existing 1-story bungalow structures to a location along Serrano Avenue. The two bungalow structures contain three (3) dwelling units which would remain. The project also involves the construction of a new 51-unit multi-family building with a maximum height of 45 feet. At the ground level and above, the 51-unit project is designed as two residential buildings with a shared subterranean level of parking. The subterranean parking level would contain 56 parking stalls. The project would result in total of 54 dwelling units with approximately 46,353 square feet of floor area. All the proposed units would be reserved as affordable units excluding one (1) unrestricted manager's unit.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of an Environmental Impact Report (EIR) and Errata (dated October 9, 2014 and October 25, 2013) for the above referenced project and Adoption of the proposed Mitigation Monitoring Program and the required findings for the adoption of the EIR and Statement of Overriding Considerations.
2. Pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), the applicant proposes to set aside 46% of the units for Very Low Income households, 30% of the units for Low Income households, and 22% of the units for Moderate Income households and requests the following one (1) on-menu incentive:
 - a. Averaging of density, open space, and parking over the entire site and permitting vehicular access from a less restrictive zone to a more restrictive zone.
3. Pursuant to Section 12.22 A.25(g)(3) of the LAMC, the applicant requests the following off-menu incentives:
 - a. A Waiver of Development Regulations to permit more than two lots in the Specific Plan Subarea A to be tied together and contain approximately 32,541 square feet of lot area in lieu of the maximum 15,000 square feet of combined lot area permitted by Section 7.A of the Vermont / Western Specific Plan (SNAP).
 - b. A Waiver of Development Standards to permit a building (on the Serrano Avenue lots) that is approximately 33 feet greater in height than the height of the shortest existing building on an adjacent lot where the maximum increase would otherwise permit a building that is 15 feet greater in height, and to permit rooftop structures to be setback less than 10 feet as otherwise required per Section 7.D of the SNAP. This would permit a maximum building height of 45 feet in lieu of the permitted 27 feet.
 - c. A Waiver of Development Standards in Section 7.I of the Specific Plan and Section IV of the Development Standards and Design Guidelines as follows:
 - i. To permit the required common useable open space to maintain a 15-foot minimum dimension, in lieu of the minimum 20-foot dimension as required per Guideline Section IV.3 of the SNAP.
 - ii. To permit windows facing windows across property lines or facing private outdoor space of other residential units, as prohibited by Guideline Section IV.14 of the SNAP.

- d. A Waiver of Development Standards to permit an accessory use (open space) located in a more restrictive zone (R3-1XL Zone) serving a main residential use located in a less restrictive zone ([Q]R4-2 Zone) as otherwise prohibited by Section 12.21 C.5(h) of the LAMC.
- e. A Waiver of Development Standards to permit a building (on the Hobart Boulevard lot) 45 feet in height in lieu of the 30-foot height maximum permitted in Height District 1XL.
- 4. Pursuant to Section 11.5.7 C of the LAMC, a Specific Plan Project Permit Compliance with the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan, Ordinance 173,749.

Applicant: William Harris, Hollywood Housing Corporation
 Representative: Christopher Murray, Rosenheim & Associates, Inc.

Recommended Actions:

1. Certify the Environmental Impact Report (EIR) and Errata (dated October 9, 2014 and October 25, 2013) for the above referenced project and Adopt the proposed Mitigation Monitoring Program and the required findings for the adoption of the EIR and Statement of Overriding Considerations.
2. Approve the following one (1) on-menu incentive, pursuant to Section 12.22 A.25(g)(2) of the Municipal Code, requested by the applicant for a project totaling 54 dwelling units, reserving 25 (46%) for Very Low Income household occupancy, reserving 16 (30%) for Low Income household occupancy and reserving 12 (22%) for Moderate Income household occupancy for a period of 55 years:
 - a. Averaging of density, open space, and parking over the entire site and permitting vehicular access from a less restrictive zone to a more restrictive zone.
3. Approve the following off-menu incentives, pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, requested by the applicant for a project totaling 54 dwelling units, reserving 25 (46%) for Very Low Income household occupancy, reserving 16 (30%) for Low Income household occupancy and reserving 12 (22%) for Moderate Income household occupancy for a period of 55 years:
 - a. A Waiver of Development Standards to permit more than two lots in the Specific Plan Subarea A to be tied together and contain approximately 32,541 square feet of lot area in lieu of the maximum 15,000 square feet of combined lot area permitted by Section 7.A of the SNAP.
 - b. A Waiver of Development Standards to permit a building (on the Serrano Avenue lots) that is approximately 33 feet greater in height than the height of the shortest existing building on an adjacent lot where the maximum increase would otherwise permit a building that is 15 feet greater in height, and to permit rooftop structures to be setback less than 10 feet as otherwise required per Section 7.D of the SNAP. This would permit a maximum building height of 45 feet in lieu of the permitted 27 feet.
 - c. A Waiver of Development Standards in Section 7.I of the Specific Plan and Section IV of the Development Standards and Design Guidelines as follows:
 - i. To permit the required common useable open space to maintain a 15-foot minimum dimension, in lieu of the minimum 20-foot dimension as required per Guideline Section IV.3 of the SNAP.
 - ii. To permit windows facing windows across property lines or facing private outdoor space of other residential units, as prohibited by Guideline Section IV.14 of the SNAP.
 - d. A Waiver of Development Standards to permit an accessory use (open space) located in a more restrictive zone (R3 Zone) serving a main residential use located in a less restrictive zone ([Q]R4-2 Zone) as otherwise prohibited by Section 12.21 C.5(h) of the LAMC.
 - e. A Waiver of Development Standards to permit a building (on the Hobart Boulevard lot) 45 feet in height in lieu of the 30-foot height maximum permitted in Height District 1XL.
4. 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.
5. Adopt the Findings.

Staff: Blake Lamb, (213) 978-1167

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

Moved: Mack

Seconded: Katz

Ayes: Choe, Segura, Dake-Wilson

Absent: Ahn, Ambroz, Cabildo, Perlman

Vote: 5 – 0

5. CPC-2014-2614-DB-SPR

CEQA: ENV-2014-3791-MND

Plan Area: Wilmington-Harbor City

Related Case: VTT-72933-1A

Council District: 15 – Buscaino

Expiration Date: 6-3-15

Appeal Status: Appealable to City Council;

Off-Menu items not appealable

PUBLIC HEARING – March 26, 2015

Location: 307 N. WILMINGTON BOULEVARD

Proposed Project:

The proposed project is the construction of 174 multi-family residential restricted affordable units to families earning 30 to 60% of the area median income and two manager's units as part of the final phase of a four phased affordable housing development (known as the "New Dana Strand"). The 176 dwelling units will be constructed within 25, 3-story buildings that contain 167,349 square feet of new residential floor area. The buildings will have heights ranging from 37 to 41 feet. The project will also provide a minimum of 27,100 square feet of common open space, 303 parking spaces and 193 bike parking spaces. The Project Site, owned by the Housing Authority of the City of Los Angeles, contains approximately 20.6 net acres in the Wilmington Community. The proposed project consists of two sub-phases (4a and 4b) that will be developed on the approximately 5.45 acre vacant portion of the 20.6 acre Project Site.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2014-3791-MND** and Mitigation Monitoring Program for the above referenced project.
2. Pursuant to Section 12.22-A.25(g)(3) of the Los Angeles Municipal Code, the applicant requests the following off-menu incentives:
 - a. To permit an increase in height of 11 feet, in excess of the 30 foot height limit required by the 1-XL Height. The building heights will range from 37-feet to 41-feet.
 - b. To permit the site's by-right density, based on its RD1.5 and RD2 Zones, to be averaged over the entire site to allow Phase IV to construct 176 units.
 - c. To permit variable width rear yard setbacks on Lots 2, 3, 4, 5, 7, and 8 in lieu of the 15-foot rear yard setback required in the RD1.5 Zone. The rear yard setbacks will range from 1-foot, 8-inches to 10-feet.
 - d. To permit one side yard deviation of zero-feet for Lot 6.
 - e. To permit tandem parking spaces prohibited by [Q] Condition No. 4 of Ordinance No. 167,230, for non-code required parking.
 - f. To grant relief from [Q] Condition No. 3 that requires a 4:12 roof pitch, offset building façade planes by 4-inches every 15-feet, horizontal and vertical and two or more exterior materials on the building's facades.
3. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project creating 50 or

more units.

Applicant: Mercy Housing California & Abode Communities
Representative: Jim Ries, Craig Lawson & Co., LLC

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (**ENV-2014-3791-MND**) and associated Mitigation Monitoring Program for the above referenced project
2. Approve the following off-menu incentives, pursuant to Section 12.22-A.259g)(3) of the Municipal Code:
 - a. Height. An 11-foot increase in the height requirement, allowing 41 feet in height in lieu of the normally required 30 feet.
 - b. Density Average. Averaging density across the entire Project site, allowing the construction of 176 dwelling units.
 - c. Rear Yards. Variable width rear yard setbacks on Lots 2, 3, 4, 5, 7, and 8 in lieu of the 15-foot rear yard setback required in the RD1.5 Zone. The rear yard setbacks will range from 1-foot, 8-inches to 10-feet.
 - d. Side Yards. A side yard setback reduction of zero feet in lieu of six feet for Lot 6.
 - e. Tandem Parking. Allow tandem parking spaces for non-code required parking.
 - f. Architectural Treatment. Allow certain buildings designed with contemporary architecture with a roof pitch of 2:12 in lieu of 4:12.
3. Approve a Site Plan Review for 176 multi-family residential units, for a total building floor area of 167,349 square feet, with the Conditions of Approval.

Staff: Michelle Singh (213) 978-1166

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

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

Vote: 5 – 0

6. **VTT-72933-1A** Council District: 15 – Buscaino
CEQA: ENV-2014-3791-MND Expiration Date: 5-27-15
Plan Area: Wilmington-Harbor City Appeal Status: Appealable to City Council
Related Case: CPC-2014-2614-DB-SPR

PUBLIC HEARING

Location: 307 N. WILMINGTON BOULEVARD

Proposed Project:

Pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map for the merger and re-subdivision of the land to create an 8-lot subdivision for a maximum of 176 apartment units (174 affordable units and 2 unrestricted units).

Requested Actions:

An appeal of the entire decision of the Deputy Advisory Agency in approving VTT-72933. Consideration

of Mitigated Negative Declaration No. **ENV-2014-3791-MND**.

Applicant: Mercy Housing California & Abode Communities
Representative: Jim Ries, Craig Lawson & Co., LLC

Recommended Actions:

1. Deny the appeal.
2. Sustain the action of the Deputy Advisory Agency in approving VTF72933.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-3791-MND**.

Staff: Jose Carlos Romero (213) 978-1348

Motion: To deny the appeal and approve the project as recommended by staff with technical changes.

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

Vote: 5 – 0

7. **CPC-2014-3119-ZC-SN-CDO-MCUP-ZV-ZAI-SPR** Council District: 4 – LaBonge
CEQA: ENV-2013-1531-EIR, Expiration Date: 5-14-15
SCH No. 2013051086 Appeal Status: Appealable to City Council; ZC
Plan Area: Wilshire appealable by applicant only, if disapproved in
whole or in part

PUBLIC HEARING – Completed on March 16, 2015

Location: 6001 – 6067 W. WILSHIRE BOULEVARD, 6000 W. 6TH STREET

Proposed Project:

Establishment of the Academy Museum of Motion Pictures through the rehabilitation of the historic May Company Building (Original Building), constructed in 1939, the demolition of the 1946 Addition to the Original Building, and the new construction of a 42,300 square-foot New Wing (Sphere) with a 1,000-seat theater and a 10,000 square-foot enclosed deck. The total floor area for the project would be approximately 208,000 square feet. The project proposes signage, a museum café and store, and will provide code-required parking within the existing Pritzker Garage and Spaulding Lot of the LACMA campus.

Requested Actions:

ENV-2013-1531-EIR

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2013-1531-EIR, SCH No. 2013051086, 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.

CPC-2014-3119-ZC-SN-CDO-MCUP-ZV-ZAI-SPR

2. Pursuant to Section 12.32 of the LAMC, a Zone Change to remove existing [Q] conditions related to prior entitlements on the project site and impose new [Q] conditions related to the proposed project.
3. Pursuant to Section 13.11-B of the LAMC, establishment of a Signage District
4. Pursuant to Section 13.08-C of the LAMC, Design Overlay Plan Approval, for compliance with the Miracle Mile CDO.
5. Pursuant to Section 12.24-W,51 of the LAMC, a Master Conditional Use Permit to allow for the on-site sale and consumption of alcoholic beverages.
6. Pursuant to Section 12.27 of the LAMC, a Variance to permit code-required short-term bicycle parking greater than 50 feet from a main pedestrian entrance and to permit code required long-term bicycle parking within or adjacent to the LACMA campus.
7. Pursuant to Section 12.27 of the LAMC, a Variance to permit outdoor dining in conjunction with occasional special events in the Tearoom rooftop terrace.
8. Pursuant to Section 12.21-A,2 of the LAMC, a Zoning Administrator's Interpretation to specify that the provisions of Section 12.24-Y also applies to institutional (museum) and auditorium (theater) uses.
9. Pursuant to Section 12.21-A,2 of the LAMC, a Zoning Administrator's Interpretation to confirm that museum and related uses (for-profit and not-for-profit) are permitted in the C2 Zone, consistent with the City Use List (ZA 2003-4842-ZAI).
10. Pursuant to Section 16.05 of the LAMC, Site Plan Review for a project which creates or results in an increase of 50,000 square feet of gross nonresidential floor area.
11. Pursuant to Section 12.24-Y of the LAMC, Special Permission for Reduction of Off-Street Parking Spaces for a project located within 1,500 feet from the portal of a fixed rail transit station.

Applicant:

Bill Kramer, Homewood Foundation

Representative: William Delvac, Armbruster Goldsmith & Delvac, LLP

Recommended Actions:

1. 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-2013-1531-EIR**, (SCH. No. 2013051086), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
 - a. The Environmental Impact Report (EIR) for the Academy Museum of Motion Pictures, 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.
2. 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 Notice of Determination (NOD) filing.
3. Recommend that the City Council Approve a Zone Change from [Q] C2-2-CDO to [Q]C2-2-CDO to modify the "Q" Conditions.

4. Recommend the establishment of a Signage District for the museum.
5. Approve a Design Overlay, for a project complying with the Miracle Mile CDO.
6. Approve a Master Conditional Use Permit to allow for the on-site sale and consumption of alcoholic beverages.
7. Approve a Variance to permit code-required short-term bicycle parking greater than 50 feet from a main pedestrian entrance and to permit code-required long-term bicycle parking within or adjacent to the LACMA campus.
8. Dismiss without prejudice, the Variance request to permit outdoor dining in conjunction with occasional special events in the Tea Room and Rooftop Terrace as the Tea Room is consistent with ZAI 1808, which asserts that eating establishments "with incidental outdoor dining terraces or outdoor eating patios for serving and consuming of food and refreshment would be similar to and no more objectionable than other uses permitted in the C2 Zone".
9. Approve a Zoning Administrator's Interpretation specifying that LAMC Section 12.24-Y also applies to institutional (museum) and auditorium (theater) uses.
10. Approve a Zoning Administrator's Interpretation confirming that museum and related uses (for-profit and not-for-profit) are permitted in the C2 Zone and is consistent with the City Use List (ZA 2003-4842-ZAI).
11. Approve Site Plan Review for a project which creates or results in an increase of 50,000 square feet of gross nonresidential floor area.
12. Approve a request for Special Permission for Reduction of Off-Street Parking Spaces for a project located within 1,500 feet from the portal of a fixed rail transit station.
13. Recommend that the applicant be advised that time limits for effectuation of a zone in the "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.

Staff: Luciralia Ibarra, (213) 978-1378

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

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

Vote: 6 – 0

8.	<u>CPC-2015-578-CA</u> CEQA: ENV-2015-579-CE Plan Areas: All	Council Districts: All Expiration Date: N/A Appeal Status: N/A
----	---	--

PUBLIC HEARING – Completed on March 19, 2015

Location: CITYWIDE

Proposed Project:

A proposed ordinance (Appendix A) amending Sections 12.03, 12.07, 12.07.01, 12.07.1, and 12.08 of the Los Angeles Municipal Code (LAMC) to establish new regulations for backyard beekeeping on single-family residentially zoned properties (RA, RE, RS, R1).

Applicant: Los Angeles Department of City Planning

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Approve and Recommend that the City Council adopt the amendments to the LAMC as detailed in the proposed Ordinance.
3. Find that the Project is Categorically Exempt No. **ENV-2015-579-CE** from CEQA pursuant to Section 15061(b)(2), and 15303 (Class 3), New Construction or Conversion of Small Structures and 15308 (Class 8), Actions by Regulatory Agencies for Protection of the Environment.
4. Adopt the Findings.

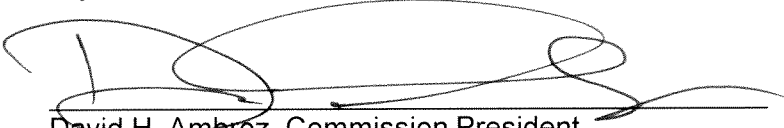
Staff: Katherine Peterson, (213) 978-1445

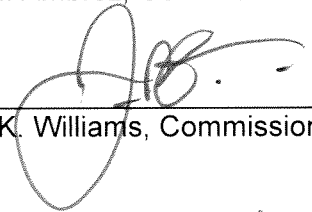
Motion: To approve the project as recommended by staff.

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

Vote: 7 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 2:14 p.m.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: 8/13/15