

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 10, 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
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Dana Perlman, Commissioner
Marta Segura, MPH, Commissioner

Michael J. LoGrande, Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos..

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:
 - 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 – August 27, 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. **REVOCATION OF AUTHORITY**
PUBLIC HEARING – Not Required

Requestor: City Planning Commission

Requested Actions:

Discussion and action to revoke the Director's delegated authority under Charter Section 559 to review and make recommendations on behalf of the City Planning Commission with respect to changes to the proposed City-wide Sign Ordinance, Council File Nos. 08-2020, 11-1705, 11-0724, 11-1705-S1, 12-1611.

5. **CPC-2014-756-ZC-ZAA-SPR**
CEQA: ENV-2014-757-MND
Plan Area: Wilshire

Council District: 1 – Cedillo
Expiration Date: 10-8-15
Appeal Status: Appealable to City Council. ZC appealable by applicant only, if disapproved in whole or in part.

PUBLIC HEARING – Completed on April 29, 2014

Location: 2806 - 2850 W. 7TH STREET

Proposed Project:

The construction, use and maintenance of a six-story, 78'10" high, mixed-use apartment building, containing 166 residential units, approximately 6,000 square feet of ground floor retail/restaurant space, and a total of 234 on-site parking spaces.

Recommended Actions:

1. Pursuant to L.A.M.C. Section 12.32-F, a Zone Change from C2-1 to RAS4-1.
2. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator's Adjustment to permit a 0-foot front yard setback in lieu of 5 feet required in the RAS4 Zone.
3. Pursuant to L.A.M.C. Section 16.05-C,1(b), Site Plan Review for the construction of 50 or more dwelling units.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration No. **ENV-2014-757-MND** and required findings for the above-referenced project.
5. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2014-757-MND.

Applicant: Maxsum Development, LLC

Recommended Actions:

1. Approve and Recommend that the City Council adopt a Zone Change from C2-1 to (T)(Q)RAS4-1, consistent with the adopted General Commercial land use designation.
2. Dismiss without prejudice a Zoning Administrator's Adjustment to permit a 0-foot front yard setback in lieu of the 5 feet required in the RAS4 Zone.
3. Approve a Site Plan Review for a residential development consisting of 50 or more dwelling units.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2014-757-MND**.
6. Adopt a Mitigation Monitoring Program for ENV-2014-757-MND.
7. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative Classification are specified in LAMC Section 12.32-G. Conditions must be satisfied prior to

the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated in the staff report.

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 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: Jenna Monterossa, City Planning Hearing Officer (213) 978-1377

6. [**CPC-2015-376-MCUP-ZV-ZAD-SPR**](#) Council District: 14 - Huizar
CEQA: ENV-2012-1035-EIR, SCH#2004101084 Expiration Date: 9-21-15
Plan Area: Northeast Los Angeles Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 14, 2015

Location: 1550 N. SAN PABLO STREET (legally described as Lot 2 of PM 2014-0599)

Proposed Project:

The construction of a 200-room hotel, along with up to 5,143 square feet (sf) of retail 14,314 square feet of restaurant, and 9,868 square feet of conference/meeting space on a property located on the northeast corner of San Pablo Street & Alcazar Street. The project will provide a total of 310 vehicle parking spaces, (10 surface spaces adjacent to the hotel entrance and 300 spaces a parking structure adjacent to the north that is currently under construction).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Consider the Environmental Impact Report (EIR) ENV-2012-1035/EIR- SCH No. 2004101084) and the March 13, 2013 Addendum, for the above referenced project, including the proposed Mitigation Monitoring Program
2. Pursuant to Los Angeles Municipal Code Section 16.05 C, a Site Plan Review for a project developing more than 50 guest rooms.
3. Pursuant to Los Angeles Municipal Code Section 12.24 W1, a Master Conditional Use for the on-site sale and consumption of alcoholic beverages in the hotel rooms, restaurants, lobby bar, outdoor areas and meeting/banquet rooms;
4. Pursuant to Los Angeles Municipal Code Section LAMC Section 12.27, a Zone Variance to allow the required long term bicycle parking/storage to be located in the adjacent parking structure instead of on the hotel site as required by Section 12.26 A 16 (d) 2 (i).
5. Pursuant to Los Angeles Municipal Code Section 12.24 X 51, a Zoning Administrator's Determination to permit shared parking for the hotel rooms, commercial uses, and conference center uses.

Applicant: Sonnenblick SC, LLC
Representative: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLC

Recommended Actions:

1. **ENV-2012-1035-EIR**, SCH No. 2004101084 Find that the Certified EIR, the three Addenda, the three Errata, and supporting technical studies (collectively, the "Environmental Documents") were prepared in compliance with CEQA and the CEQA Guidelines Adopt the mitigation monitoring program, Find that the EIR reflects the independent judgment of the lead agency, and Adopt the Statement of Overriding Consideration.
2. Approve a Site Plan Review for a project developing a hotel with 200 guest rooms.

3. Approve a Master Conditional Use for the on-site sale and consumption of alcoholic beverages in the hotel rooms, restaurants, lobby bar, outdoor areas and meeting/banquet rooms.
4. Approve a Zone Variance to allow the required long term bicycle parking/storage to be located in the adjacent parking structure instead of on the hotel site as required by Section 12.26 A 16 (d) 2 (i).
5. Approve a Zoning Administrator Determination to permit shared parking for the hotel rooms, commercial uses, and conference center uses to be shared with the student parking structure north of the site.

Staff: Greg Shoop, City Planner (213) 978-1243

7. **CPC-2014-3706-VZC-HD-ZAA-SPR**

CEQA: ENV-2014-3707-MND

Plan Area: Hollywood

Council District: 13 – O’Farrell

Expiration Date: 9-11-15

Appeal Status: Appealable to City Council.

VZC appealable by applicant only, if disapproved in whole or in part.

PUBLIC HEARING – Completed on March 18, 2015

Location: 1523-1541 N. WILCOX AVENUE

Proposed Project:

The project involves the demolition of a one-story, 14,208 square-foot warehouse and the construction, use and maintenance of a 11-story, 124-foot, 6-inch (124'-6") tall, 109,470 square-foot, hotel with 200 rooms, 29 bicycle parking spaces and a subterranean garage with four levels for 144 automobile parking spaces. The hotel includes a lobby bar, a ground floor restaurant, meeting rooms and a rooftop pool, fitness/spa and restaurant.

Requested Actions:

1. Pursuant to Section 12.32-F of the Los Angeles Municipal Code (L.A.M.C.), a Vesting Zone and Height District Change from C4-2D to C4-2D to allow a Floor Area Ratio (FAR) of up to 5.5 to 1 (5.5:1 FAR).
2. Pursuant to Section 12.28-A of the L.A.M.C., a Zoning Administrator’s Adjustment to permit zero-foot side yard setbacks in lieu of the 14 feet required by Section 12.11-C,2 of the L.A.M.C..
3. Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates, or results in an increase of, 50 or more guest rooms.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2014-3707-MND** for the above referenced project.

Applicant: 1541 Wilcox Hotel, LLC
Representative: Michael Gonzales Law Group

Recommended Actions:

1. Approve and recommend that the City Council adopt the Vesting Zone Change and Height District from C4-2D to (T)(Q)C4-2D with a “D” Limitation to allow a maximum FAR of up to 6 to 1 (6:1 FAR) provided that the project is approved by the City Planning Commission pursuant to Section 12.24-U of the LAMC.
2. Approve a Zoning Administrator’s Adjustment to permit zero-foot side yard setbacks in lieu of the 14 feet required by Section 12.11-C,2 of the L.A.M.C..
3. Approve the Site Plan Review for a development project which creates, or results in an increase of, 50 or more guest rooms.
4. Adopt the Findings.
5. Adopt the Mitigated Negative Declaration No. **ENV-2014-3707-MND**.

6. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-3707-MND.
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.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, 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: Oliver Netburn, City Planning Associate (213) 978-1382

8. [**CPC-2015-1314-MS**](#) Council District: 8 – Dawson, 10 - Wesson
 CEQA: ENV-2015-1320-CE Expiration Date: N/A
 Plan Area: West Adams-Baldwin Hills-Leimert Appeal Status: N/A

PUBLIC HEARING – Completed on June 18, 2015

Location: The public right-of-way of CRENSHAW BOULEVARD between I-10 Freeway and 79th Street

Proposed Project:
 The Crenshaw Boulevard Streetscape Plan.

Requested Actions:

1. Adopt the Crenshaw Boulevard Streetscape Plan within the area shown on the map.
2. Pursuant to Sections 15301 and 15304 of the CEQA Guidelines, determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) for the reasons set forth in Categorical Exemption No. **ENV-2015-1320-CE**.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve the staff report as the City Planning Commission Report.
2. Adopt of the Crenshaw Boulevard Streetscape Plan.
3. Adopt the resolution to approve the Crenshaw Boulevard Streetscape Plan.
4. Determine that the project is Categorical Exempt No. **ENV-2015-1320-CE**. from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Existing Facilities (Class 1) and Section 15304 Minor Alterations in Land (Class 4).
5. Adopt the Findings.

Staff: David Olivo, City Planner (213) 978-1162

9. [**CPC-2014-514**](#) Council District: 9 - Price
 CEQA: ENV-2014-515-CE Expiration Date: N/A
 Plan Area: Southeast Los Angeles Appeal Status: N/A

PUBLIC HEARING – Completed on April 3, 2014

Location: Properties bounded by E. 27th STREET to the north; S. CENTRAL AVENUE to the east; E. 29th STREET to the south, and GRIFFITH AVENUE to the west.

Proposed Project:

Pursuant to LAMC Section 12.20.3F, establishment of the 27th and 28th Streets Historic Preservation Overlay Zone (HPOZ) and adoption of the 27th and 28th Streets Preservation Plan.

Recommended Actions:

1. Recommend that the City Council approve the establishment of the proposed 27th and 28th Streets Historic Preservation Overlay Zone (HPOZ).
2. Find that the proposed 27th and 28th Streets HPOZ ordinance boundaries are appropriate.
3. Adopt the 27th and 28th Streets HPOZ Preservation Plan.
4. Adopt the Findings.
5. Find that the project is Categorically Exempt No. **ENV-2014-515-CE** under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the 27th and 28th Streets HPOZ and Preservation Plan.

Applicant: City of Los Angeles

Staff: Shannon Ryan, City Planning Assistant (213) 978-1192

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, September 24, 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.