

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 19, 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
Vacant, 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. 6, 7, 8, 9.

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 – November 12, 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-2015-1741-ZC-CU-ZAD-SPR](#)
CEQA: ENV-2015-1742-MND
Plan Area: Canoga Park–Winnetka–
Woodland Hills–West Hills

Council District: 3 – Blumenfield
Expiration Date: 11-23-15
Appeal Status: Appealable to City Council,
Zone Change appealable by applicant only, if
denied in whole or in part

PUBLIC HEARING – Completed on September 1, 2015

Location: 7026, 7040, 7050, 7056 N. TOPANGA CANYON BOULEVARD

Proposed Project:

The demolition of all existing structures and the construction, use and maintenance of an approximately 76,500 square-foot commercial corner shopping center. The project will include a three-story, 45-foot tall, 71,000 square-foot self-storage building; a one-story, 3,500 square-foot commercial/restaurant building containing a drive-through restaurant use; and a one-story, 2,000 square-foot drive-through coffee shop, all located on a 62,068 square-foot site. The project will provide 61 shared parking spaces.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, a Zone Change from [Q]C1.5-1VL-RIO and P-1VL-RIO to C2-1VL-RIO.
2. Pursuant to LAMC Section 12.24-W,50, a Conditional Use to permit the storage of household goods in the proposed C2 Zone.
3. Pursuant to LAMC Section 12.24-W,17, a Conditional Use to permit two (2) drive-through, fast food establishments in the proposed C2 Zone, separated by an alley from a residential zone.
4. Pursuant to LAMC Section 12.24-W,27, a Conditional Use to permit deviations from Commercial Corner requirements in the proposed C2 Zone, separated by an alley from a residential zone.
5. Pursuant to LAMC Section 12.24-X,20, a Zoning Administrator's Determination to allow shared parking for all commercial uses located on the subject lot.
6. Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50,000 square feet of non-residential floor area.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the Mitigated Negative Declaration No. **ENV-2015-1742-MND** for the above referenced project.
8. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-1742-MND.

Applicant: Haskel Iny, 7050 Topanga Holdings, LLC
Representative: Ellia Thompson, Sklar Kirsh

Recommended Actions:

1. Approve and Recommend that the City Council adopt a Zone Change from [Q]C1.5-1VL-RIO and P-1VL-RIO to (T)(Q)C2-1VL-RIO, consistent with the adopted General Commercial land use designation.
2. Approve a Conditional Use Permit to allow the storage of household goods in the C2 Zone.
3. Approve a Conditional Use Permit to allow two (2) drive-through, fast food establishments in a C Zone, separated by an alley from a residential zone.
4. Approve a Conditional Use Permit to allow deviations from Commercial Corner requirements in a C Zone, separated by an alley from a residential zone.
5. Approve a Zoning Administrator's Determination to allow shared parking for all commercial uses located on the subject lot.
6. Approve a Site Plan Review for a project creating more than 50,000 square feet of non-residential floor area.
7. Adopt the Findings.
8. Adopt Mitigated Negative Declaration No. **ENV-2015-1742-MND**.

9. Adopt a Mitigation Monitoring Program for ENV-2015-1742-MND.
10. 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.
11. 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.
12. 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 Monterrosa, Hearing Officer (213) 978-1377

5. [CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR](#) Council District: 13 – O'Farrell
 CEQA: ENV-2013-1938-EIR, SCH#2013081022 Expiration Date: 11-19-15 (extended)
 Plan Area: Hollywood Appeal Status: Appealable to City Council,
 Related Case: VTT-72213-1A Zone Change appealable by applicant only, if
 denied in whole or in part

PUBLIC HEARING – Completed on April 15, 2015

Location: 6201-6229 W. SUNSET BOULEVARD, 1510-1520 N. ARGYLE AVENUE,
 6210 W. SELMA AVENUE, 1531-1541 N. EL CENTRO AVENUE

Proposed Project:

Rehabilitation of the Hollywood Palladium for continued use and operation as an event venue, and new mixed-use development consisting of either: 731 dwelling units and 24,000 square feet of retail and restaurant uses (Option 1), ~~OR 598 dwelling units, a 250-room hotel with related hotel facilities, and 24,000 square feet of retail and restaurant uses (Option 2).~~ Under both options, two new buildings would be up to 30 stories and approximately 395 feet in height. The project would provide replacement parking for the Palladium in addition to the parking required to serve the new uses within subterranean and above-ground parking levels. The project proposes a maximum floor area ratio of 6:1 for the entire site, achieving a developed floor area of 927,354 square feet for the 154,648 square-foot site, which includes the 63,354 square-foot Palladium.

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 No. **ENV-2013-1938-EIR**, SCH No. 2013081022, for the above-referenced project, and 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.
2. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program.
3. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.

CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-1938-EIR (SCH No. 2013081022), for the following actions:
2. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to change the land use designation of the northern portion of the project site from 'Commercial Manufacturing' to 'Regional Center Commercial'.
3. Pursuant to Section 12.32 of the LAMC:
 - a. a Zone Change of the northern portion of the project site from [Q]C4-1VL-SN, and of the southern portion of the site from C4-2D-SN to [T][Q]C4-2D-SN (over the entire project site).
 - b. a Height District Change of the northern portion of the project site 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 a full line of alcoholic beverages for on-site consumption in conjunction with three restaurant/dining uses, rooftop lounges, hotel and hotel-related amenities; and, the sale of alcoholic beverages for off-site consumption in conjunction with a gourmet food/boutique wine store.
5. Pursuant to Section 12.24-W,24 of the LAMC, a Conditional Use to allow a hotel within 500 feet of an R Zone.
6. Pursuant to Section 12.24-W,19 of the LAMC, a Conditional Use to allow Floor Area Averaging and Residential Density Transfer between the project site's two parcels.
7. Pursuant to Section 12.21-A,2 of the LAMC, a Zoning Administrator's Interpretation to specific the front, rear, and side yards of the project.
8. Pursuant to Section 12.21-A,2 of the LAMC, a Zoning Administrator's Interpretation relative to the use of automated parking.
9. 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.
10. Findings of consistency with the Hollywood Redevelopment Plan as well as any necessary consideration by the authorized agency to the Community Redevelopment Authority, including all required notices to the extent necessary.

Applicant: CH Palladium, LLC
Representative: Heather Crossner, Latham & Watkins, 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 and Errata, Environmental Clearance No. **ENV-2013-1938-EIR**, (SCH. No. 2013081022), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental CEQA 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 Palladium Residences, which includes the Draft EIR and the Final EIR and Errata, 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 Notices and Determination (NOD) filing.
3. Recommend that the City Council Approve a General Plan Amendment from Commercial Manufacturing to Regional Center Commercial.
 4. Recommend that the City Council Approve a Zone and Height District Change from [Q]C4-1VL-SN and C4-2D-SN to [T][Q]C4-2D-SN.
 5. Approve a Conditional Use, for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurant/dining uses; and, the sale of alcoholic beverages for off-site consumption in conjunction with a gourmet food/boutique wine store.
 6. Dismiss, without prejudice, the request for a Conditional Use to allow a hotel within 500 feet of an R Zone.
 7. Dismiss, without prejudice, the request for a Conditional Use to allow Floor Area Averaging and Residential Density Transfer between the project site's two parcels.
 8. Approve a Zoning Administrator's Interpretation specifying the front, rear, and side yards of the project.
 9. Approve a Zoning Administrator's Interpretation relative to the use of automated parking.
 10. Approve Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and 50,000 square feet of gross nonresidential floor area.
 11. Find that, pursuant to Resolution No. 16 of the CRA/LA, Successor Agency to the Community Redevelopment Agency of the City of Los Angeles, the project, including land use and zoning as recommended, is consistent with the Hollywood Community Plan, with land use designations and regulations supersede the Hollywood Redevelopment Plan.
 12. 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, Hearing Officer (213) 978-1378

6. [VTT-72213-1A](#) Council District: 13 – O'Farrell
 CEQA: ENV-2013-1938-EIR, SCH#2013081022 Expiration Date: 11-19-15 (extended)
 Plan Area: Hollywood Appeal Status: Appealable to City Council
 Related Case:
 CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR

PUBLIC HEARING – Completed on April 15, 2015

Location: 6201-6229 W. SUNSET BOULEVARD, 1510-1520 N. ARGYLE AVENUE,
 6210 W. SELMA AVENUE, 1531-1541 N. EL CENTRO AVENUE

Proposed Project:

Vesting Tentative Tract Map No. 72213 to permit one Master Lot and 19 airspace lots for the development of 731 residential condominiums and 24,000 square feet of retail and restaurant uses (Option 1), ~~OR, 598 residential condominium units, a 250-room hotel with related hotel facilities, and 24,000 square feet of retail and restaurant uses (Option 2).~~ The project request includes Haul Route approval for the export of approximately 235,000 cubic yards of material.

Rehabilitation of the Hollywood Palladium for continued use and operation as an event venue, and new mixed-use development consisting of 731 dwelling units and 24,000 square feet of retail and restaurant uses.

Requested Actions:

1. Pursuant to LAMC Section 17.03 of the Los Angeles Municipal Code, appeals of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-72213.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report No. **ENV-2013-1938-EIR**, SCH No. 2013081022, for the above-referenced project, and 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.
3. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program.
4. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.

Applicant: CH Palladium, LLC
Representative: Heather Crossner, Latham & Watkins, LLP

Appellant #1: David Simon, Kilroy Realty Corporation

Appellant #2: Miki Jackson, AIDS Healthcare Foundation

Recommended Actions:

1. Deny the appeals on the overall project (VTT-72213), but grant in part by removing all references of the Option 2 (Hotel), which included a maximum of 598 residential units, and a 250-room hotel.
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-2013-1938-EIR**, (SCH. No. 2013081022), 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 Palladium Residences, 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.

Staff: Luciralia Ibarra, Hearing Officer (213) 978-1378

7. [CPC-2015-2030-GPA-ZC-BL-CU-CUB-SPR](#)
CEQA: ENV-2015-2031-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: 12-6-15
Appeal Status: Appealable to City Council,
Zone Change appealable by applicant only, if
denied in whole or in part

LIMITED PUBLIC HEARING

Location: 4110 W. 3rd STREET, 300, 308 S. HARVARD BOULEVARD, 4120 W. 3RD
STREET 301 S. KINGSLEY DRIVE

Proposed Project:

The demolition of existing structures and the construction, use, and maintenance of a six-story hotel with 171 guest rooms, 2,800 square feet of ground floor commercial space, and two levels of subterranean parking with 103 automobile parking spaces and 26 bicycle parking spaces. The hotel will have an incidental “sundry” store with 24 hour operations daily. The ground floor commercial space is proposed as a restaurant with 70 interior seats and 20 exterior seats with proposed hours of operations from 7:00 a.m. to 1:30 a.m. daily. The project proposes to export 19,000 cubic yards of dirt.

Add Areas: 4000 – 4020, 4048 – 4056, 4070 W. 3rd Street, 311 S. Normandie Avenue (No projects are proposed within the Add Areas)

Requested Actions:

1. Pursuant to Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the Project Site and Add Areas from Neighborhood Office Commercial and High Medium Residential to Regional Commercial.
2. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Zone Change on the project site from C2-1 and R3-1 to (T)(Q)R5-1.
3. Pursuant to Los Angeles Municipal Code Section 12.32-R, the removal of a 15-foot building line along the eastern side of Harvard Boulevard on the project site established pursuant to Ordinance No. 114,147.
4. Pursuant to Los Angeles Municipal Code Section 12.24-W, 24, a Conditional Use to permit a hotel within 500 feet of any A or R zone and pursuant to Section 12.24-F:
 - a. to permit a Floor Area Ratio of 3.4:1 in lieu of the permitted 3:1.
 - b. to permit reduced front, side, and rear yard setbacks of 0-feet in lieu of the required 15-foot front yard, 9-foot side yard, and 18-foot rear yard pursuant to Section 12.12-C.
5. Pursuant to Los Angeles Municipal Code Section 12.24-W, 15, a Conditional Use on the project site to permit commercial uses on a lot in the R5 Zone.
6. Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use on the project site to permit:
 - a. on- and off-site sales of a full line of alcoholic beverages for an incidental “sundry” store located within the hotel for consumption on the premise.
 - b. on-site sales of beer and wine for on-site consumption in conjunction with the operations of a proposed bona fide restaurant.
7. Pursuant to Los Angeles Municipal Code Section 16.05, Site Plan Review for a project that exceeds 50 guest rooms and/or 50,000 square feet.
8. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration No. **ENV-2015-2031-MND** for the above referenced project.
9. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-2031-MND.

Applicant: 4110 W. 3rd Street, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Recommended Actions:

1. Approve a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the Project Site and Add Areas from Neighborhood Office Commercial and High Medium Residential to Regional Commercial.
2. Approve and Recommend that the City Council adopt a Zone Change on the project site from C2-1 and R3-1 to (T)(Q)R5-1, consistent with the proposed General Plan Amendment.

3. Approve and Recommend that the City Council adopt a Building Line Removal of the existing 15-foot building line located on the eastern side of Harvard Boulevard on the project site established by Ordinance No. 114,147.
4. Approve a Conditional Use to permit the construction, use, and maintenance of a hotel located within 500 feet of the any A or R zone with a maximum Floor Area Ratio of 3.4:1 and reduced front, side, and rear yards of 0 feet in lieu of the required 15-foot front yard, 9-foot side yard, and 18-foot rear yard pursuant to L.A.M.C. Section 12.12-C.
5. Approve a Conditional Use to permit a commercial use on the project site in the proposed R5 Zone and Regional Commercial.
6. Approve a Conditional Use to permit a) the on- and off-site sales of a full line of alcoholic beverages for an incidental "sundry" store located within the hotel for consumption on the premise; b) on-site sales of beer and wine for on-site consumption in conjunction with the operations of a proposed bona fide restaurant on the project site.
7. Approve the Site Plan Review for a project that exceeds 50 guest rooms.
8. Adopt the Findings.
9. Adopt the Mitigated Negative Declaration No. **ENV-2015-2031-MND** for the above-referenced project.
10. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-2031-MND.
11. Recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in L.A.M.C. 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.
12. 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.
13. 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: May Sirinopwongsagon, Hearing Officer (213) 978-1372

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| <p>8. <u>VTT-72736-SL-1A</u>
 CEQA: ENV-2014-952-MND
 Plan Area: Silver Lake-Echo Park-Elysian Valley
 Related Case: DIR-2014-953-SPR-1A</p> | <p>Council District: 13 – O'Farrell
 Expiration Date: 11-26-15
 Appeal Status: Further appealable to City Council</p> |
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PUBLIC HEARING

Location: 1771 - 1831 W. BLAKE AVENUE, 2645 - 2661 N. BLIMP STREET

Proposed Project:

The construction, use, and maintenance of a mixed-use project with a total of 117 dwelling units and approximately 29,017 square feet of commercial space on two project sites.

Requested Actions:

1. An appeal of the entire decision of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map 72736-SL dated October 14, 2015, for 100 small lot homes for the purposes of a small lot subdivision, 2,262 square feet of new commercial area, and two remainder parcels pursuant to LAMC Section 17.06 and Small Lot Subdivision Ordinance No. 176,354.

Applicant: Hasan Rabie, Harridge Development Group

Appellant: Representative: Kyndra Casper, Liner, LLP
Robert C. Leyland

Recommended Actions:

1. Deny the appeal.
2. Sustain the decision of the Deputy Advisory Agency approving Vesting Tentative Tract Map No. 72736-SL.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-952-MND** pursuant to CEQA Guidelines, Section 15074 and the Mitigation Monitoring Program.
5. 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.
6. 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, City Planner (213) 978-1365

9. [DIR-2014-953-SPR-1A](#) Council District: 13 – O’Farrell
CEQA: ENV-2014-952-MND Expiration Date: 11-26-15
Plan Area: Silver Lake-Echo Park-Elysian Valley Appeal Status: Not further appealable
Related Case: DIR-2014-953-SPR-1A

PUBLIC HEARING

Location: 1771 - 1831 W. BLAKE AVENUE, 2645 - 2661 N. BLIMP STREET

Proposed Project:

The construction, use, and maintenance of a mixed-use project with a total of 117 dwelling units and approximately 29,017 square feet of commercial space on two project sites.

Requested Actions:

1. An appeal of the entire decision of the Directory of Planning’s approval of a Site Plan Review pursuant to Section 16.05 of the Los Angeles Municipal Code dated September 8, 2015 for the construction use, and maintenance of 100 residential units, and approximately 27,672 square feet of commercial area in the [Q]CM-1VL Zone.

Applicant: Hasan Rabie, Harridge Development Group
Representative: Kyndra Casper, Liner, LLP

Appellant: Robert C. Leyland

Recommended Actions:

1. Deny the appeal of the Case No. DIR-2014-953-SPR.
2. Sustain the decision of the Director of Planning in approving Case No. DIR-2014-953-SPR.
3. Adopt the Findings of the Director of Planning.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-952-MND** pursuant to CEQA Guidelines, Section 15074 and the Mitigation Monitoring Program.
5. 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.

6. 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, City Planner (213) 978-1365

The next scheduled regular meeting of the City Planning Commission will be held
on **Thursday, December 10, 2015** at:

**Los Angeles City Hall
Public Works Board Room
200 N. Spring Street 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.