

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JUNE 9, 2016 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
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, 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://planning.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 **7 days** 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 <http://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 – May 26, 2016

3. NEIGHBORHOOD COUNCIL PRESENTATION:

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. 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.

5. [CPC-2014-3284-CU-CLQ](#)

CEQA: ENV-2014-3286-MND

Plan Area: Wilmington-Harbor City

Council District: 15 – Buscaino

Expiration Date: 7-12-16

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on May 10, 2016

Location: 1000, 1004, 1008 LOMITA BOULEVARD, 25013 S. BROADWELL AVENUE

Proposed Project:

The project proposes a recycling collection facility within two existing buildings that will house ancillary office space, recycling containers and the storage of mechanized equipment including a metal baler with a total floor area of 4,752 square feet and 12 on-site parking spaces. The 19,086-square-foot site is zoned [Q]MR1-1VL with a land use designation of Limited Industrial. The applicant has requested a conditional use to permit a recycling collection center and a “Q” Clarification to clarify that recycling storage containers are not cargo containers.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV-2014-3286-MND and associated Mitigation Monitoring Program for the above referenced project.
2. Pursuant to Section 12.24-U.22(a) of the Los Angeles Municipal Code, a **Conditional Use** to permit a Recycling Collection Center which is not in compliance with the following condition of Section 12.21-A.18(d):
 - a. The facility is located at least 1,000 feet from any A, R, C, P, or PB Zone or use;
 - b. The hours of operation shall not exceed Sunday from 10 a.m. to 6 p.m.
 - c. The entire site shall be enclosed by a 6-foot high concrete block or masonry wall.
3. Pursuant to 12.32-H of the Los Angeles Municipal Code, a Clarification of “Q” Condition No. 1, Subarea 14 of Ordinance No. 172,853 to clarify that recycling storage containers are not considered cargo containers.

Applicant: Ian McCleod, California Metals Recycling
Representative: Garon Darling Architect

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (ENV-2014-3286-MND) and associated Mitigation Monitoring Program for the above referenced project.
2. Approve a Conditional Use to permit a Recycling Collection Center in the MR1 Zone, which involves the depositing of aluminum cans, plastic and glass bottles, copper, brass, aluminum and steel, with the Conditions of Approval.
3. Approve the requested Clarification of “Q” Condition No.1, Subarea 14 of Ordinance No.172,853 to clarify that recycling storage containers are not considered cargo containers.
4. Adopt the Findings.
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.

Staff: Michelle Singh (213) 978-1166

6. [CPC-2015-4478-GPA-ZC-HD-CU-CUB-ZAD-SPR](#) Council District: 5 - Koretz
CEQA: ENV-2015-4479-MND Expiration Date: 6-20-16
Plan Area: Palms-Mar Vista-Del Rey Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if disapproved
In whole or in part

PUBLIC HEARING – Completed on April 6, 2016

Location: 8900 - 8946 W. VENICE BOULEVARD

Proposed Project:

The project includes the construction, use and maintenance of a five-story, 72-foot tall 210,445 square-foot creative office building with ground floor retail and restaurant uses and portions of a subterranean parking garage. The project is a part of a larger mixed-use, multi-jurisdictional project which includes a six-story, 79-foot tall, 200-unit residential building, a six-story, 77-foot tall, 148-room hotel and a three-level, subterranean parking garage with 1,555 parking spaces, all of which is on a 5.53 acre site and within the jurisdictions of the City of Los Angeles (1.38 acres) and Culver City (4.15 acres).

Requested Actions:

1. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to amend the Palms - Mar Vista - Del Rey Community Plan to:
 - a. Re-designate the parcels located at 8900 and 8906 West Venice Boulevard from Open Space to Light Manufacturing land uses.
 - b. Exempt the subject property from Footnote No. 1 and to allow Height District 2.
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to amend Mobility Plan 2035 to re-designate Exposition Boulevard from a Collector Street to a Local Street.
3. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Zone and Height District Change from M1-1 (Limited Industrial Zone with a 1.5 to 1 FAR) to M1-2D (Limited Industrial Zone with a 3.2 to 1 FAR).
4. Pursuant to Los Angeles Municipal Code Section 12.24-U,14, a Conditional Use Permit to allow the construction of a "Major" Development Project with more than 100,000 square feet of nonresidential floor area in the M1 Zone.
5. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, Conditional Use Permits to allow:
 - a. The sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a proposed retail store in the M1 Zone.
 - b. The sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the M1 Zone.
6. Pursuant to Los Angeles Municipal Code Section 12.24-X,22, a Zoning Administrator's Determination to allow deviations from the Transitional Height requirements to allow a maximum building height 79 feet in lieu of the otherwise permitted 33 feet between 50 and 99 feet from an OS Zone and 61 feet between 99 and 199 feet from an OS Zone.
7. Pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for the development of more than 50,000 square feet of non-residential floor area.
8. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environment analysis in Case No. ENV-2015-4479-MND.

Applicant: Culver Station, LLC, Lowe Enterprises
Representative: Kyndra Casper, Liner, LLP

Recommended Actions:

1. Recommend that the City Council and the Mayor approve a General Plan Amendment to amend the Palms - Mar Vista - Del Rey Community Plan to:

- a. Re-designate the parcels located at 8900 and 8906 West Venice Boulevard from Open Space to Light Manufacturing land uses.
 - b. To exempt the subject property from Footnote No. 1 and to allow Height District 2.
2. Dismiss a General Plan Amendment to amend Mobility Plan 2035 to re-designate Exposition Boulevard from a Collector Street to a Local Street.
3. Recommend that the City Council approve a Zone and Height District Change from M1-1 (Limited Industrial Zone with a 1.5 to 1 FAR) to (T)(Q)M1-2D (Limited Industrial Zone with a 3.2 to 1 FAR).
4. Approve a Conditional Use Permit to allow the construction of a "Major" Development Project with more than 100,000 square feet of nonresidential floor area in the M1 Zone.
5. Approve a Conditional Use to permit the following, with the Conditions of Approval:
 - a. The sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a proposed retail store in the M1 Zone.
 - b. The sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant in the M1 Zone.
6. Approve a Zoning Administrator's Determination to allow deviations from the Transitional Height requirements to allow a maximum building height 79 feet in lieu of the otherwise permitted 33 feet between 50 and 99 feet from an OS Zone and 61 feet between 99 and 199 feet from an OS Zone.
7. Approve a Site Plan Review for the development of more than 50,000 square feet of non-residential floor area.
8. Find, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2015-4479-MND for the above referenced project.
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.
10. 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 (213) 978-1382

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| <p>7. <u>CPC-2014-4279-ZC-HD-ZAA-SPR</u>
 CEQA: ENV-2014-4280-EIR, SCH#2015011013
 Plan Area: Hollywood</p> | <p>Council District: 13 – O'Farrell
 Expiration Date: 6-27-16
 Appeal Status: Appealable to City Council
 ZC appealable by applicant only, if disapproved
 In whole or in part</p> |
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PUBLIC HEARING – Completed on May 4, 2016

Location: 1310 - 1332 N. COLE AVENUE; 6400 - 6418 W. HOMEWOOD AVENUE, 6407 - 6417 W. HOMEWOOD AVENUE, 1311 - 1347 N. CAHUENGA BOULEVARD, 6401 - 6423 W. FOUNTAIN AVENUE

Proposed Project:

The project proposes construction of a seven-story residential mixed-use building ranging from approximately 82 feet to 110 feet in height, that will provide 369 residential units, including 12 live/work units, 30 micro units and 20 units for Moderate Income households, and approximately 2,570 square feet of commercial space on the ground floor. Approximately 40,900 square feet of open space is proposed, including a ground floor plaza accessible to the public, an outdoor recreation deck on the 2nd floor, a roof terrace on the 7th floor, a covered deck on the 2nd floor, a gym and recreation room. The project will include 567 parking spaces and 410 bicycle parking spaces within a two-level subterranean garage, at ground level within the building, and in the mezzanine level above-grade. The project

involves the demolition of existing buildings, including one single-family residence, a three-unit apartment building, two office buildings, an auto repair facility, and surface parking lots.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Consideration and Certification of the Environmental Impact Report (EIR), including the Errata, ENV-2014-4280-EIR, SCH No. 2015011013, 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 Measures and 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.
4. Pursuant to LAMC Section 12.32, a Zone Change and Height District Change to modify the “D” Development limitation from 2.0:1 to allow a maximum FAR of 4.0:1.
5. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to allow zero-foot east and west side yard setbacks in lieu of the 10 feet otherwise required.
6. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

Applicant: Rescore Hollywood, LLC
Representative: Edgar Khalatian, Mayer Brown, 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-2014-4280-EIR, (SCH. No. 2015011013).
 - a. Certify that the EIR, including the Errata, has been prepared in compliance with CEQA and reflects the City’s (Lead Agency) independent judgment and analysis.
 - b. Adopt the Mitigation Measures, Mitigation Monitoring Program.
 - c. Adopt the related Environmental Findings.
 - d. Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. Approve and recommend a Zone Change and Height District Change from C4-2D to (T)(Q)C4-2D to modify the “D” Development limitation from 2.0:1 to allow a maximum FAR of 4.0:1.
3. Approve a Zoning Administrator’s Adjustment to allow zero-foot east and west side yard setbacks in lieu of the 10 feet otherwise required.
4. Approve a Site Plan Review for a project that would result in an increase of 50 or more dwelling units.
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. Recommend that the applicant be advised that time limits for effectuation of a zone in the “T” Tentative classification or “Q” Qualified classification are specified in Section 12.32-G of the LAMC. Conditions must be satisfied prior to the issuance of building permits and, that the “T” Tentative classification be removed in the manner indicated.
7. Advise the applicant 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: Erin Strelch (213) 978-1351

8. [CPC-2016-1452-GPA-ZC](#)
CEQA: ENV-2015-1562-ND
Plan Area: Northeast Los Angeles

Council District: 1 - Cedillo
Expiration Date: 8-24-16
Appeal Status: N/A

Public Hearing

Location: 3339, 3333, 3329 N. GRIFFIN AVENUE, 3400 N. SMITH STREET

Proposed Project:

Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32 and 11.5.6, a City-initiated resolution and ordinance to revise the existing zoning and land use designation for private properties located at 3339 N. Griffin Ave., 3333 N. Griffin Ave., 3400 N. Smith St., and 3329 N. Griffin Ave.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Northeast Los Angeles Community Plan from Public Facilities to Low Medium II Residential.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from [Q]PF-1D to [Q]RD1.5-1D Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of the Negative Declaration ENV-2016-1562-ND for the proposed project.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the Negative Declaration, ENV-2016-1562-ND, for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. Approve and recommend that the City Council approve a General Plan Amendment from Public Facilities to Low Medium II Residential for the subject site.
3. Approve and recommend that the City Council approve a Zone Change from [Q]PF-1D to [Q]RD1.5-1D for the subject site.
4. Approve and recommend that the City Council retain Qualified "Q" Conditions establishing development standards and restrictions for the subject site.
5. Adopt the Findings.

Staff: Clare Kelley (213) 978-1207

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, June 23, 2016

**LOS ANGELES CITY HALL
Council Chamber, 3rd Floor, Room 340
200 N. Spring Street
Los Angeles, CA 90012**

PLEASE NOTE THE CHANGE OF VENUE.

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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.