

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE, 9, 2016, after 8:30 a.m.
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 Ambroz at 8:38 a.m.
Commissioners present: Ahn, Choe, Katz, Millman, Padilla-Campos, Dake-Wilson
Commissioners absent: Mack, Perlman

1. **DIRECTOR'S REPORT**

Vince Bertoni, Director of Planning gave an update which included the Mayor's directives on May 31, 2016 Planned Land Use and Management committee (PLUM) heard a motion regarding "value capture" regarding whether or not a developer who requests an increase in density or height, should be required to offer public benefits such as affordable housing. There was a request for more information from the Planning Department within next 90-days. The PLUM committee approved the Community Plan Amendments (GPA) for the Jordan Downs project; approved the establishment of the Toluca Lake Community Design Overlay (CDO); held initial hearing on the West Adams-Baldwin Hills-Leimiert Community Plan; and the Pacific Palisades development project. On June 23 the CPC will hear the Short Term Rental ordinance (AirBnB).

Amy Brothers, Deputy City Attorney had no report.

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – May 26, 2016

Motion: To postpone the Minutes of Meeting for May 26, 2016 by consent.

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

No speakers and no resolutions submitted.

4. **PUBLIC COMMENT PERIOD**

No speakers.

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
Ann Choi

Motion: To approve the project as recommended in the staff report with clarifications by staff.

Moved: Padilla-Campos
Seconded: Ambroz
Ayes: Ahn, Katz, Millman, Dake-Wilson
Absent: Choe, Mack, Perlman

Vote: 6 – 0

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

Motion: To approve the project as recommended in the staff report, with modifications.

Moved: Dake-Wilson
Seconded: Choe
Ayes: Ahn, Ambroz, Katz, Millman, Padilla-Campos
Absent: Mack, Perlman

Vote: 7 – 0

7. [CPC-2014-4279-ZC-HD-ZAA-SPR](#) Council District: 13 – O’Farrell
CEQA: ENV-2014-4280-EIR, SCH#2015011013 Expiration Date: 6-27-16
Plan Area: Hollywood Appeal Status: Appealable to City Council
disapproved ZC appealable by applicant only, if
In whole or in part

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

Motion: To continue the item to the July 28, 2016 meeting, with an extended expiration date as agreed by the applicant.

Moved: Ambroz
 Seconded: Dake-Wilson
 Ayes: Ahn, Choe, Katz, Millman, Padilla-Campos
 Absent: Mack, Perlman

Vote: 7 – 0

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| 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 |
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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

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

Motion: To approve the project as recommended in the staff report.

Moved: Katz
Seconded: Dake-Wilson
Ayes: Ahn, Ambroz, Choe, Millman, Padilla-Campos
Absent: Mack, Perlman

Vote: 7 – 0

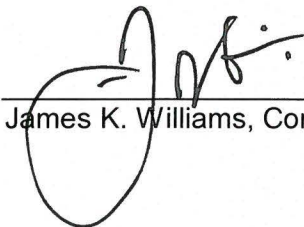
There being no further business to come before the City Planning Commission, the meeting adjourned at 11:29 a.m.



Renee Dake Wilson, Commission Vice President



Caroline Choe, Commissioner



James K. Williams, Commission Executive Assistant II

JUN 23 2016

Adopted: _____