

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST, 11, 2016, after 8:30 a.m.
CITY COUNCIL CHAMBER ROOM 340
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 8:34 a.m.
Commissioners present: Ahn, Choe, Mack, Millman, Padilla-Campos, Perlman, Dake-Wilson
Commissioners absent: Katz

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Director of Planning Vincent Bertoni
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Amy Brothers, Deputy City Attorney had no report.
- C. Other items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – July 28, 2016 continued to the August 18 meeting by consent.
- D. Establishment of a Consent Calendar continued to the August 18 meeting by consent.

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**
George Abrams

4. **PUBLIC COMMENT PERIOD**
One speaker – Damien Good

5. [CPC-2016-2583-GPA](#) Council Districts: All
CEQA: ENV-2015-2329-CE Expiration Date: N/A
Plan Areas: All Appeal Status: N/A

Public Hearing

Location: CITYWIDE

Proposed Project:

A proposed resolution amending the Public Recreation Plan of the Service Systems Element of the Los Angeles City General Plan to modernize the definitions for neighborhood, community, and regional recreational sites and facilities and update the guidelines.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the Findings.
3. Adopt the Categorical Exemption No. ENV-2015-2329-CE as the CEQA clearance on the subject.
4. Approve the proposed resolution to amend the Public Recreation Plan, a portion of the Service Systems Element of the General Plan, and recommend its adoption by the City Council.

Staff: Phyllis Nathanson (213) 978-1474
Thomas Rothmann

Motion: To approve the project as recommended with modifications.

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

Vote: 6 – 0

6. [CPC-2014-4279-ZC-HD-ZAA-SPR](#) Council District: 13 – O’Farrell
CEQA: ENV-2014-4280-EIR, SCH#2015011013 Expiration Date: 8-11-16 (Extended)
Plan Area: Hollywood Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if disapproved
in whole or in part

PUBLIC HEARING – Completed on May 4, 2016
Continued from the June 9, and July 28, 2016 meetings

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 approve the project as recommended.

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

Vote: 6 – 1

Motion: To approve the project as recommended with modifications.

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

Vote: 7 – 0

7. [VTT-73814-SL-1A](#) Council District: 12 – Englander
CEQA: ENV-2015-4679-MND Expiration Date: 8-11-16
Plan Area: Canoga Park-Winnetka-Woodland Appeal Status: Further appealable to City
Hills-West Hills Council
Related Case: CPC-2015-4680-GPA-ZC

Public Hearing – Completed on June 7, 2016
Continued from the July 28, 2016 meeting

Location: 7000 N. WOODLAKE AVENUE

Proposed Project:

The project involves the construction, use and maintenance of 15 Small Lot Homes. Each home will be two stories in height and will include two parking spaces within private garages. The project will result in the continuation and improvement of Woodlake Avenue, which is currently only a paper street and has not yet been improved.

Requested Actions:

1. An appeal of the entire decision of the Advisory Agency's approval of Vesting Tentative Tract Map No. 73814-SL, pursuant to Los Angeles Municipal Code Section 17.06.
2. An appeal of the adoption of the Mitigated Negative Declaration No. ENV-2015-4679-MND and the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-4679-MND.

Applicant: Sherman Way-West Hills Partners, LLC
Representative: Michael Harris

Appellant #1: Santa Monica Mountains Conservancy
Representative: Paul Edelman

Appellant #2: Nicole Thibadeaux

Recommended Actions:

1. Deny the appeal and sustain the decision of the Advisory Agency for Vesting Tentative Tract Map No. 73814-SL.
2. Deny the appeal and sustain the decision of the Advisory Agency to adopt the environmental analysis, mitigation measures and Mitigation Monitoring Program in Case. No. ENV-2015-4679-MND.
3. Adopt the Findings of the Advisory Agency.
4. 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.
5. 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: Oliver Netburn (213) 978-1382

Motion: To deny the appeals in part and grant in part to modify the Conditions of Approval.

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

Vote: 7 – 0

8. [CPC-2015-4680-GPA-ZC](#) Council District: 12 – Englander
CEQA: ENV-2015-4679-MND Expiration Date: 8-29-16
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if disapproved
Related Case: VTT-73814-SL-1A in whole or in part

Public Hearing – Completed on June 7, 2016
Continued from the July 28, 2016 meeting

Location: 7000 N. WOODLAKE AVENUE

Proposed Project:

The project involves the construction, use and maintenance of 15 Small Lot Homes. Each home will be two stories in height and will include two parking spaces within private garages. The project will result in the continuation and improvement of Woodlake Avenue, which is currently only a paper street and has not yet been improved.

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 Canoga Park - Winnetka - Woodland Hills - West Hills Community

Plan to re-designate a 72,143 square-foot portion of the subject property from Very Low Residential to Low Residential land uses.

2. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Zone Change of a 77,076 square-foot portion of the subject property from A1-1 to RD5-1.
3. 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-2015-4679-MND.

Applicant: Sherman Way-West Hills Partners, LLC
Representative: Michael Harris

Recommended Actions:

1. Recommend that the City Council and the Mayor approve a General Plan Amendment to amend the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan to re-designate a 72,143 square-foot portion of the subject property from Very Low Residential to Low Residential land uses.
2. Recommend that the City Council approve a Zone Change of a 77,076 square-foot portion of the subject property from A1-1 to (T)(Q)RD5-1.
3. Find, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2015-4679-MND.
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.
6. 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 with modifications.

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

Vote: 7 – 0

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| 9. <u>VTT-73714-SL-1A</u>
CEQA: ENV-2015-4679-MND
Plan Area: Canoga Park-Winnetka-Woodland-
Hills-West Hills
Related Case: CPC-2015-4684-ZC | Council District: 12 – Englander
Expiration Date: 8-11-16
Appeal Status: Further appealable to City
Council |
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PUBLIC HEARING

Location: 23200 W. SHERMAN WAY

Proposed Project:

The project involves the construction, use and maintenance of 36 Small Lot Homes. Each home will be two stories in height and will include two parking spaces within private garages. The project will result in the continuation and improvement of Woodlake Avenue, which is currently only a paper street and has not yet been improved.

Requested Actions:

1. An appeal of the entire decision of the Advisory Agency's approval for Vesting Tentative Tract Map No. 73714-SL, pursuant to Los Angeles Municipal Code Section 17.06.
2. An appeal of the adoption of the Mitigated Negative Declaration No. ENV-2015-4679-MND and the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-4679-MND.

Applicant: Sherman Way-West Hills Partners, LLC
Representative: Michael Harris

Appellant #1: Santa Monica Mountains Conservancy
Representative: Paul Edelman

Appellant #2: Nicole Thibadeaux

Recommended Actions:

1. Deny the appeal and sustain the decision of the Advisory Agency to approve Vesting Tentative Tract Map No. 73714-SL.
2. Deny the appeal and sustain the decision of the Advisory Agency to adopt the environmental analysis, mitigation measures and Mitigation Monitoring Program in Case. No. ENV-2015-4679-MND.
3. Adopt the Findings of the Advisory Agency.
4. 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.
5. 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: Oliver Netburn (213) 978-1382

Motion: To deny the appeals in part and grant in part to modify the Conditions of Approval.

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

Vote: 7 – 0

10. [CPC-2015-4684-ZC](#) Council District: 12 – Englander
CEQA: ENV-2015-4679-MND Expiration Date: 8-11-16
Plan Area: Canoga Park-Winnetka-Woodland- Hills-West Hills Appeal Status: Appealable to City Council by applicant only, if disapproved in whole or in part
Related Case: VTT-73714-SL-1A

PUBLIC HEARING – Completed on June 7, 2016

Location: 23200 W. SHERMAN WAY

Proposed Project:

The project involves the construction, use and maintenance of 36 Small Lot Homes. Each home will be two stories in height and will include two parking spaces within private garages. The project will result in the continuation and improvement of Woodlake Avenue, which is currently only a paper street and has not yet been improved.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Zone Change from A1-1 to RD3-1 for the subject property.
2. 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-2015-4679-MND.

Applicant: Sherman Way-West Hills Partners, LLC
Representative: Michael Harris

Recommended Actions:

1. Recommend that the City Council approve a Zone Change from A1-1 to (T)(Q)RD3-1 for the subject property.
2. Find, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2015-4679-MND.
3. Adopt the Findings.
4. 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.
5. 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 with modifications.

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

Vote: 7 – 0

11. [VTT-72914-1A](#) Council District: 9 – Price
CEQA: ENV-2014-1773-EIR, SCH#2014071054 Expiration Date: 8-15-16
Plan Area: Southeast Los Angeles Appeal Status: Further appealable to City
- Related Cases: CPC-2014-1772-DA, Council
CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR-MS

PUBLIC HEARING

Location: 1900 S. BROADWAY

Proposed Project:

The project, as approved by the Deputy Advisory Agency on July 6, 2016, Vesting Tentative Tract Map No. 72914, consists of four ground lots and 76 airspace lots for the development of 1,444 residential condominiums; a 208-key hotel; 67,702 square feet of retail/restaurant uses; a 29,355 square-foot grocery store; a 17,507 square-foot gallery; and a 7,879 square-foot fitness studio. The existing Reef building will be maintained and includes an 8,000 square-foot addition for a rooftop restaurant.

The project's west lot is currently developed with the approximately 861,162 square-foot, 12-story Reef building and 400 surface parking spaces. The approximately 4.7-acre east lot is currently developed with an approximately 11,150 square-foot warehouse/distribution building and 700 surface parking spaces. The project consists of retention of the Reef building, demolition of the warehouse/distribution building and surface parking lots, and new construction.

Requested Actions:

1. An appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-72914, pursuant to LAMC Section 17.03 of the Los Angeles Municipal Code.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2014-1773-EIR, SCH No. 2014071054, 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: PHR LA Mart, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Appellant: United Neighbors in Defense Against Displacement (UNIDAD)
Representative: Joe Donlin

Recommended Actions:

1. Deny in part, grant in part, the appeal of VTT-72914-1A, denying the appeal of the overall project and to allow staff to make technical corrections to the Conditions of Approval.
2. Find that the City Planning Commission (CPC) has reviewed and considered the information contained in the Draft Environmental Impact Report, No. ENV-2014-1773-EIR, (SCH. No. 2014071054) dated September 2015, and the Final Environmental Impact Report dated June 2016, (collectively, "Reef FEIR"), as well as the entire Record of Proceedings for the project.
3. Certify that:

- a. The Reef FEIR has been completed in compliance with the California Environmental Quality Act (CEQA).
 - b. The Reef FEIR was presented to the CPC as a decision-making body of the lead agency; and
 - c. The CPC reviewed and considered the information contained in the Reef FEIR prior to its decision on the Project.
 - d. The Reef FEIR reflects the independent judgment and analysis of the lead agency.
4. Adopt the following:
- a. The related and prepared Reef FEIR Environmental Findings.
 - b. The Statement of Overriding Considerations.
 - c. The Mitigation Monitoring Program and Find the mitigation measures have been made conditions on the project.

Staff: Sarah Molina-Pearson (213) 473-9983

Motion: To deny the appeal in part and grant in part to modify the Conditions of Approval.

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

Vote: 8 – 0

12. [CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR](#)

CEQA: ENV-2014-1773-EIR, SCH#2014071054	Council District: 9 – Price
Plan Area: Southeast Los Angeles	Expiration Date: 8-23-16
Related Cases: CPC-2014-1772-DA, VTT-72914-1A	Appeal Status: Appealable to Council, by applicant only, if disapproved in whole or in part

PUBLIC HEARING – Completed on June 21, 2016

Location: 1900 S. BROADWAY

Proposed Project:

A mixed-use development consisting of: 549 apartment units, including 21 live/work units, and 895 residential condominiums (or up to 1,444 residential condominiums); a 208-key hotel; 67,702 square feet of retail/restaurant uses; a 29,355 square-foot grocery store; a 17,507 square-foot gallery; and a 7,879 square-foot fitness studio. The existing Reef building will be maintained and includes an 8,000 square-foot addition for a rooftop restaurant. The development includes several buildings ranging in height from 77 feet up to 420 feet on an approximately 9.7-acre property consisting of two City blocks. The project includes 2,512 vehicle parking spaces and 1,906 bicycle parking stalls. The project will contain approximately 2,541,468 square feet of floor area upon full build out.

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), ENV-2014-1773-EIR, SCH No. 2014071054, 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 11.5.6, a General Plan Amendment to the Southeast Los Angeles Community Plan to change the property's land use designation from "Limited Manufacturing" to "Community Commercial" and to modify Footnote No. 1 of the Southeast Los Angeles Community Plan's Land Use map to allow Height District 2.
5. Pursuant to LAMC Sections 12.32-F and 12.32-Q, a Vesting Zone Change from [Q]M1-2-O and M1-2-O to (T)(Q)C2-2-O-SN.
6. Pursuant to LAMC Section 12.32-S, the creation of a Supplemental Use Sign District (SN).
7. Pursuant to LAMC Sections 12.24-U,14 and 12.24-T, a Vesting Conditional Use to allow a Major Development Project resulting in an increase of 100,000 square feet of non-residential uses in the C2 zone.
8. Pursuant to LAMC Sections 12.24-W,19 and 12.24-T, a Vesting Conditional Use to allow floor area ratio averaging for a unified development.
9. Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use to allow the on and/or off-site sale, dispensing and consumption of a full line of alcoholic beverages for up to 21 establishments.
10. Pursuant to LAMC Section 12.24-W,18, a Master Conditional Use to allow live entertainment and/or patron dancing for up to 21 establishments.
11. Pursuant to LAMC Section 12.24-Y, Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for commercial and industrial uses located within 1,500 feet of a transit facility.
12. Pursuant to LAMC Section 12.27, a Variance to allow 289 on-site trees in lieu of the otherwise required 361 on-site trees.
13. Pursuant to LAMC Section 12.27, a Variance to allow outdoor dining above the ground floor in the C2 zone.
14. Pursuant to LAMC Section 12.27, a Variance to allow alternative short-term and long-term bicycle stall siting.
15. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area.

Applicant: PHR LA Mart, LLC
 Representative: Edgar Khalatian, Mayer Brown, LLP

Recommended Actions:

1. Find the project was assessed in the Reef FEIR, ENV-2014-1773-EIR (SCH No. 2014071054) ("Reef FEIR").
2. Approve a General Plan Amendment from Limited Manufacturing to Community Commercial for the subject property and to modify Footnote No. 1 as follows: "Height District 1. The provisions of this Footnote shall not apply to the property located at 233 W. Washington Blvd., as identified per City Planning Case No. CPC-2008-596-GPA-ZC-SPR or the property located at 1900 S. Broadway, as identified per City Planning Case No. CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR."
3. Approve a Zone Change from [Q]M1-2-O and M1-2-O to (T)(Q)C2-2-O-SN, respectively.
4. Approve the creation of a Supplemental Use Sign District (SN).
5. Approve a Conditional Use for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area in the C2 zone.
6. Approve a Master Conditional Use to allow the on-site sale, dispensing and consumption of a full line of alcoholic beverages for up to eighteen (18) establishments and the sale of a full line of alcoholic beverages for off-site consumption for up to two (2) establishments.
7. Approve a Master Conditional Use to allow live entertainment and/or patron dancing for up to five (5) establishments.

8. Approve Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for commercial uses located within 1,500 feet of a transit facility.
9. Approve a Variance to allow 289 on-site trees in lieu of the otherwise required 361 trees.
10. Dismiss a Variance to allow outdoor dining above the ground floor in the C2 zone.
11. Approve a Variance to allow alternative short-term and long-term bicycle stall siting, including a complimentary valet service for the hotel component.
12. Approve a Site Plan Review for a project that would result in an increase of more than 50 dwelling units and more than 50,000 gross square feet of non-residential floor area.
13. 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.
14. 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.
15. 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: Sarah Molina-Pearson (213) 473-9983

Motion: To approve the project as recommended with modifications.

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

Vote: 7 – 1

13. [CPC-2014-1772-DA](#) Council District: 9 – Price
 CEQA: ENV-2014-1773-EIR, SCH#2014071054 Expiration Date: 8-23-16
 Plan Area: Southeast Los Angeles Appeal Status: Not appealable
 Related Cases: VTT-72914-1A
 CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR

Public Hearing – Completed on June 21, 2016

Location: 1900 S. BROADWAY

Proposed Project:

Development Agreement for the provision of community benefits with a combined value of \$15,250,000 in exchange for a proposed term of 20 years.

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), ENV-2014-1773-EIR, SCH No. 2014071054, 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 California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 20 years.

Applicant: PHR LA Mart, LLC
 Representative: Edgar Khalatian, Mayer Brown, LLP

Recommended 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), ENV-2014-1773-EIR, SCH No. 2014071054, 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:
 - a. Pursuant to Section 21801.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program; and
 - b. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the adoption of the EIR.
2. Recommend that the City Planning Commission recommend that the City Council enter into the 'Reef Project Development Agreement', pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations for a term of approximately 20 years.
3. Recommend that the City Council adopt an ordinance and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
3. Recommend that the City Council adopt the Findings as the City Council's Findings of Approval.
4. 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.
5. Advise the applicant that, pursuant to 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: Sarah Molina-Pearson (213) 473-9983

Motion: To approve the project as recommended with modifications.

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

Vote: 7 – 0

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| 14. CPC-2013-633-CU-F
CEQA: ENV-2013-634-MND
Plan Area: Northeast Los Angeles | Council District: 1 – Cedillo
Expiration Date: 8-18-16
Appeal Status: Appealable to City Council |
|--|--|

PUBLIC HEARING – Completed on June 30, 2016

Location: 211-221 AVENUE 20

Proposed Project:

The construction of a two-story 27-foot in height, 8,369 square foot school building containing a multi-purpose room, five (5) classrooms, a restroom, and a teachers lounge.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.24, a Conditional Use for the expansion of an existing Public Charter High and Middle School Campuses into the RD1.5-1 zone with a two-story 27-foot in height, 8,369 square foot school building containing a multi-purposed room, five (5) classrooms, a restroom, and a teachers lounge in the RD1.5 zoned portion of the site.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 F to permit the following encroachments into the required side and rear yards: 1). Portions of exit stairs, an ADA lift and a retaining wall to be located within the rear yard setback, and 2) an elevated platform/landing stairs, bicycle parking and a concreted bench to be located in the southern side yard. The platform will have a width of 10 feet and the bicycle parking will project approximately two feet from the building wall.
3. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow an over-in-height fence of up to eight feet in lieu of the 42 inches permitted within the required front yard and a combination six-foot masonry wall with a two-foot wrought iron extension in lieu of the 42 inches permitted within the southern portion of the required front yard of an RD1.5-1 zoned property.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Program (MMP) for the above referenced project.

Applicant: Grace Kim, Alliance College Ready Public Schools
Representative: Michael S. Woodward

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. ENV-2013-634-MND and the Mitigation Monitoring Program (MMP) as adequate environmental clearance.
2. Approve the Conditional Use to allow a two-story 27-foot in height, 8,369 square foot school building containing a multi-purposed room, five (5) classrooms, a restroom, and a teachers lounge in the RD1.5 zoned portion of the site.
3. Approve portion of stairs, an ADA lift and a retaining wall to encroach into the rear yard setback and portions of the stairs to encroach into the front yard setback.
4. Approve the Zoning Administrator's Determination to allow an over-in-height fence of up to eight feet within the required front yard of an RD1.5-1-HPOZ zoned lot.
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: Greg Shoop (213) 978-1243

Motion: To approve the project as recommended with modifications.

Moved: Dake-Wilson

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

Vote: 7 – 0

15. [CPC-2016-1583-CU](#) Council District: 15 – Buscaino
CEQA: ENV-2016-1584-CE Expiration Date: 8-19-16
Plan Area: Wilmington-Harbor City Appeal Status: Appealable it City Council

Public Hearing - Completed on July 14, 2016

Location: 1581 W. L STREET

Proposed Project:

The City of Los Angeles Department of Recreation and Parks requests a Conditional Use to allow a ground-mounted solar installation that will operate under the Feed-in-Tariff program. The Project is located on an approximately 30,000 square foot portion of a parking lot within the Ken Malloy Harbor Regional Park. The solar installation will generate renewable energy that will be purchased by the Los Angeles Department of Water and Power as part of the Feed-in Tariff (FiT) program.

Requested Actions:

1. Pursuant to Section 21084 of the California Public Resources Code and Article III, Section I, Class 3, Category 4 of the City of Los Angeles CEQA Guidelines, the above referenced project has been determined not to have a significant effect on the environment and shall therefore be exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Pursuant to Los Angeles Municipal Code Section 12.24-U.7, a Conditional Use to permit a ground mounted solar installation that operates under the Feed-in-Tariff program in an OS (Open Space) zone.

Applicant: City of Los Angeles, Department of Recreation and Parks
Representative: Harry Surmenian

Recommended Actions:

1. Approve a Conditional Use Permit to permit a ground mounted solar installation that will operate under the Feed-in-Tariff program in an OS (Open Space) zone.
2. Find that the request is Categorically Exempt from environmental review pursuant to Section 21084 of the California Public Resources Code and Article III, Section I, Class 3, Category 4 of the City of Los Angeles CEQA Guidelines, the project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of the California Environmental Quality Act (CEQA).

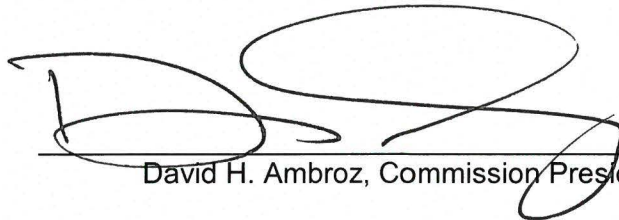
Staff: Michelle Singh (213) 978-1166

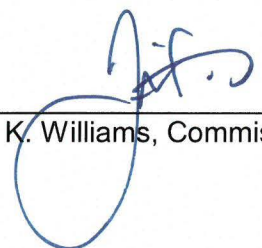
Motion: To approve the project as recommended with modifications.

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

Vote: 7 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 5:41 pm.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: **AUG 18 2016**