

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST, 18, 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 8:30 a.m.
Commissioners present: Ahn, Choe, Katz, Mack, Millman, Padilla-Campos, Perlman, Dake-Wilson

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Tom Rothmann gave re:code LA update
 - 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 and August 11, 2016

Motion: To approve the Minutes of Meeting for July 28, 2016 and August 11, 2016.

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

Vote: 9 – 0

- D. Establishment of a Consent Calendar – Lisa Webber and Amy Brothers commented

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

No Resolutions

4. **PUBLIC COMMENT PERIOD**

No Speakers

5. **CPC-2015-851-SP-SPE-ZAA-SPP**

CEQA: ENV-2014-4888-MND

Plan Area: Westlake

Council District: 13 – O'Farrell

Expiration Date: 8-18-16

Appeal Status: Appealable to City Council

Public Hearing – Completed on July 11, 2016

Location:

285 LUCAS AVENUE

(legally described as Lots FR 1, Arb 1 & Lot FR 2, Arb 2; Block 1)

Proposed Project:

The project includes the demolition of an existing two-story, 10-room motel with one (1) manager's unit; and the construction, use and maintenance of a new, five-story, 28-room hotel with one (1) manager's unit; 168 square foot ground floor retail space; and a surface parking lot containing 12 vehicle parking spaces. The building will be 57-feet in height, with a floor area totaling 12,579 square feet on a lot that is 8,942.5 square feet in size, resulting in a 1.41 Floor Area Ratio (FAR).

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 11.5.7.G, a Specific Plan Amendment to establish parking requirements for hotel uses within the Central City West Specific Plan.
2. Pursuant to LAMC Section 11.5.7.G, a Specific Plan Amendment to change the Specific Plan zoning of the subject property from RC4(CW) to RC5(CW).
3. Pursuant to LAMC Section 11.5.7.F, a Specific Plan Exception to provide a 5-foot northerly residential side yard setback for the manager's unit, in lieu of the otherwise required 8-feet.
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to provide an 11-foot, 2-inch loading space clearance height, in lieu of the otherwise required 14-feet.
5. Pursuant to Los Angeles Municipal Code Section 11.5.7.C, a Project Permit Compliance to permit the demolition of the existing 10-room hotel and the construction of a new mixed-use project within the Central City West Specific Plan – Central Subarea (Witmer/Lucas Residential District).
6. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2014-4888-MND) for the above referenced project.

Applicant:

JV & NR Patel 1985 Revocable Trust

Representative: Elizabeth Petersen Group, Inc.

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. ENV-2014-4888-MND and the Mitigation Monitoring Program (MMP) as adequate environmental clearance.
2. Approve and recommend the City Council to approve a Specific Plan Amendment to the Central City West Specific Plan (CCWSP), Ordinance 166,703, to establish parking requirements for hotel uses within the Plan area.
3. Approve and Recommend the City Council Approve a Specific Plan Amendment to the CCWSP, Ordinance 166,703, to change the Specific Plan zoning of the subject property from RC4(CW) to RC5(CW).
4. Approve a Specific Plan Exception to allow a 5-foot northerly residential side yard setback for the manager's unit, in lieu of the otherwise required 8-feet.
5. Approve a Zoning Administrator's Adjustment to allow an 11-foot 2-inch loading space clearance height, in lieu of the otherwise required 14-feet.

6. Approve a Specific Plan Project Permit Compliance to permit the demolition of the existing 10-room hotel and the construction of a new mixed-use project within the Central City West Specific Plan – Central Subarea (Witmer/Lucas Residential District).
7. Adopt the Findings.

Staff: Mindy Nguyen (213) 978-1241

Motion: To approve the project as recommended with modifications.

Moved: Ambroz

Seconded: Dake-Wilson

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

Vote: 9 – 0

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| 6. <u>CPC-2014-4718-DB</u>
CEQA: ENV-2015-885-MND
Plan Area: Hollywood | Council District: 4 – Ryu
Expiration Date: 9-12-16
Appeal Status: Appealable to City Council |
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Public Hearing – Completed on June 15, 2016

Location: 7120 W. SUNSET BOULEVARD (1446 N. DETRIOT STREET, 7130 W. SUNSET BOULEVARD)

Proposed Project:

The construction, use, and maintenance of a new five-story, approximately 55,140 square-foot mixed-use building consisting of 60 residential dwelling units and approximately 3,427 square feet of commercial area. The project will set aside seven units for Very Low Income Households. The building will have an approximate height of 56 feet and five stories consisting of four stories of residential dwelling units above ground floor commercial. Parking will be provided at grade level and within two subterranean levels of parking and will provide 125 automobile parking spaces (26 commercial and 99 residential) and a total of 88 bicycle parking spaces.

Requested Actions:

1. Pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus with 15 percent (7 units) reserved for Very Low Income Households, utilizing Parking Option 1 and requesting two On-Menu Incentives and two Off-Menu Incentives (waivers):
 - a. Pursuant to LAMC Section 12.22-A,25(f)(1), an On-Menu Incentive to permit a reduced front yard of 8 feet in lieu of the required 10 feet pursuant to LAMC Section 12.10-C,1 for the portion of the building located in the R3-1 zone.
 - b. Pursuant to LAMC Section 12.22-A,25(f)(8), an On-Menu Incentive to permit averaging of floor area ratio, density, open space, parking, and vehicular access from a less restrictive zone to a more restrictive zone.
 - c. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit an 11-foot increase to permit a maximum height of 56 feet in lieu of the maximum height of 45 feet and 5-stories in lieu of the permitted 3-stories pursuant to LAMC Section 12.21.1-A,1 in the C4-1VL-SN and R3-1 Zone.
 - d. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit a maximum floor area ratio of 3:1 in lieu of the otherwise maximum floor area ratio of 1.5:1 pursuant to LAMC Section 12.21.1 within the C4-1VL-SN Zone.

2. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2015-885-MND) for the above referenced project.
3. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-885-MND.

Applicant: Michael Cohanzad, Sunset Rise, LLC
Representative: Matthew Hayden, three6ixty

Recommended Actions:

1. Approve a 35 percent Density Bonus with a 15 percent (seven units) set aside reserved for Very Low Income Households, utilizing Parking Option 1, and requesting two On-Menu Incentives and two Off-Menu Incentives (waivers):
 - a. Pursuant to LAMC Section 12.22-A,25(f)(1), an On-Menu Incentive to permit a reduced front yard of 8 feet in lieu of the required 10 feet pursuant to LAMC Section 12.10-C,1 for the portion of the building located in the R3-1 zone.
 - b. Pursuant to LAMC Section 12.22-A,25(f)(8), an On-Menu Incentive to permit averaging of floor area ratio, density, open space, parking, and vehicular access from a less restrictive zone to a more restrictive zone.
 - c. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit an 11-foot increase to permit a maximum height of 56 feet in lieu of the maximum height of 45 feet and 5-stories in lieu of the permitted 3-stories pursuant to LAMC Section 12.21.1-A,1 in the C4-1VL-SN and R3-1 Zone.
 - d. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to permit a maximum floor area ratio of 3:1 in lieu of the otherwise maximum floor area ratio of 1.5:1 pursuant to LAMC Section 12.21.1 within the C4-1VL-SN Zone.
2. Adopt the Findings.
3. Adopt the Mitigated Negative Declaration No. ENV-2015-885-MND for the above-referenced project.
4. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-885-MND.
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: May Sirinopwongsagon (213) 978-1372

Motion: To approve the project as recommended with modifications.

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

Vote: 7 – 2

7. [DIR-2014-4143-DB-DRB-SPP-1A](#)
CEQA: ENV-2014-4144-MND
Plan Area: Westwood

Council District: 5 – Koretz
Expiration Date: 8-22-16
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 662 S. KELTON AVENUE

Proposed Project:

An appeal of the entire Director's Determination approving a Density Bonus, Project Permit Compliance, and Final Design Review for the demolition of a three-unit residential building, and construction of a four-story, 12-unit residential building over two levels of parking. Eleven percent, or one dwelling unit of the 9 base dwelling units permitted on site will be reserved for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives:

- a. Open Space. A 20 percent decrease in the required amount of open space from 2,400 square feet to 1,920 square feet.
- b. Height. A 25 percent increase in the allowable building height requirement, allowing 11 feet of additional height in lieu of the normally required 45 feet.

Requested Actions:

An appeal of the entire Director of Planning's approval of two on-menu Density Bonus Affordable Housing Incentives, Project Permit Compliance, and Final Design Review pursuant to Section 12.22 A.25, 11.5.7 and 16.50 of the Los Angeles Municipal Code (LAMC), respectively.

Applicant: Kelton Investment, LP
Representative: Shahab Ghods, Plus Architects

Appellant: Wolfgang Veith

Recommended Actions:

1. Deny the Appeal.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives, Project Permit Compliance and Design Review approval with conditions for the construction of a 12-unit, four-story building over two levels of subterranean parking.
3. Adopt the Findings.
4. Adopt Mitigated Negative Declaration, ENV-2014-4144-MND pursuant to California Environmental Quality Act (CEQA), Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code.
5. Adopt the proposed Mitigation Monitoring Program (MMP).

Staff: Sheila Gershon (213) 978-1376

Motion: To approve the project as recommended with modifications.

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

Vote: 9 – 0

8. [DIR-2014-2852-DB-1A](#) Council District: 11 – Bonin
CEQA: ENV-2014-2853-MND Expiration Date: 8-18-16
Plan Area: Palms-Mar Vista-Del Rey Appeal Status: Not further appealable

PUBLIC HEARING

Location: 4706, 4708, 4712 S. CENTINELA AVENUE

Proposed Project:

An appeal of the entire Director's Determination approving a Density Bonus project totaling 18 dwelling units, reserving three (3) dwelling units of the total for Very Low Income household occupancy for a period of 55 years, with the following incentives:

- a. Side Yard. A 16 percent decrease in the required width of the easterly side yard, to permit 5-feet in lieu of the required 6 feet.
- b. Side Yard. A 16 percent decrease in the required width of the westerly side yard, to permit 5-feet in lieu of the required 6 feet.
- c. Open Space. An 11 percent decrease from the open space requirement, to permit 2,087 square feet in lieu of the required 2,350 square feet.

Requested Actions:

An appeal of the Director of Planning's approval of three on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25.

Applicant: Michael J. Sarlo

Appellant: Michael Obana

Recommended Actions:

1. Deny the Appeal of the Approval of three on-menu Affordable Housing Incentives.
2. Sustain the Determination of the Director of Planning approving three on-menu Density Bonus Affordable Housing Incentives to allow the construction of 18 residential dwelling units reserving three units for Very Low Income households.
3. Adopt the Mitigated Negative Declaration, ENV-2014-2853-MND, and corresponding Mitigation Monitoring Program (MMP), as the project's environmental clearance pursuant to the California Environmental Quality Act Section 21082.1(c)(3) and Section 21081.6 of the California Public Resources Code.
4. Adopt the Findings.

Staff: Debbie Lawrence (213) 978-1163

Motion: To approve the project as recommended with modifications.

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

Vote: 8 – 0

9. [DIR-2014-4310-DB-1A](#)
CEQA: ENV-2014-4311-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Expiration Date: 8-18-16
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1122, 1124, 1128, 1130, 1132, 1136 S. ROXBURY DRIVE

Proposed Project:

An appeal of a Density Bonus Compliance, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, for a project totaling 25 dwelling units, reserving two (2) dwelling units for Very Low Income tenant/owners for a period of 55 years, with the following incentives:

- a. Yard/Setback. A twenty (20) percent decrease in the required depth of the front yard setback to 12 feet in lieu of the required 15 feet.
- b. Height. An eleven (11) percent increase in the height requirement, allowing 47 feet in height in lieu of the required 36 feet.

Requested Actions:

An appeal of the Director of Planning's Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to LAMC Section 12.22 A.25.

Applicant: Manny Labranche, Duke Development, Inc.

Appellant: Dena Schechter

Recommended Actions:

1. Deny the appeal of the approval of two on-menu Affordable Housing Incentives.
2. Sustain the Determination of the Director of Planning in approving two Density Bonus Incentives for the construction of a new four-story, 47-feet in height building comprised of 25 dwelling units reserving two units for Very Low Income households.
3. Find that a Categorical Exemption, ENV-2014-4311-CE, is adequate environmental clearance, pursuant to the California Environmental Quality Act (CEQA), Article 19 and Section 15332 (Class 32 – Infill Development).
4. Adopt the Findings.

Staff: Debbie Lawrence (213) 978-1163

Motion: To deny the appeal in part and approve the appeal in part and approve the project as recommended with modifications.

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

Vote: 8 – 0

10. [DIR-2014-4212-DB-1A](#) Council District: 11 – Bonin
CEQA: ENV-2014-4211-MND Expiration Date: 8-18-16
Plan Area: Brentwood-Pacific Palisades Appeal Status: Not further appealable

PUBLIC HEARING

Location: 625, 629 S. BARRINGTON AVENUE

Proposed Project:

Density Bonus/Affordable Housing Incentives Program Compliance for a project reserving at least 12 percent, four (4) dwelling units, of the 34 total “base” dwelling units permitted on the site for Very Low Income tenants/owners for a period of 55 years, for a project that proposes the construction of 46 total dwelling units, subject to the Conditions of Approval. The requested incentives are as follows:

- a. Floor Area Ratio. A 14 percent increase in the allowable Floor Area Ratio allowing a total floor area ratio of 3.42:1 in lieu of the permitted 3:1 FAR.
- b. Density Calculation. An allowance that the area of any land required to be dedicated for street or alley purposes may be included as lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located.

Requested Actions:

An appeal of the Director of Planning’s approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25.

Applicant: Jay Nayssan, Beverly Glen Luxurious Apartments, LLC

Appellant: Henry Macard, Le Provençal Homeowners Association

Recommended Actions:

1. Deny in part and grant in part the appeal.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 46 residential dwelling units and Grant the appeal in part to make a technical correction to Condition No. 24, to include revised language regarding Indemnification and Reimbursement of Litigation Costs.
3. Adopt the Findings
4. Adopt Mitigated Negative Declaration, ENV-2014-4211-MND pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
5. Adopt the proposed Mitigation Monitoring Program.

Staff: Juliet Oh (213) 978-1186

Motion: To deny the appeal and approve the project as recommended with technical corrections.

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

Vote: 8 – 0

11. [CPC-2016-1332-GPA](#)
CEQA: SCH NO: 2007091148
Plan Area: Westchester-Playa Del Rey

Council District: 11 – Bonin
Expiration Date: N/A
Appeal Status: Not appealable

Public Hearing – Completed on July 7, 2016

Location: Public right-of-way along BELLANCA AVENUE bounded by Arbor Vitae Street to the north and a cul-de-sac to the south. Bellanca Avenue is immediately abutting Metro owned parcels on the west, south, and east.

Proposed Project:

A General Plan Amendment to redesignate Bellanca Avenue from Collector to Local Street, incidental to a future vacation of Bellanca Avenue.

Requested Actions:

Pursuant to the Los Angeles Municipal Code Section 11.5.6B, a General Plan Amendment to the Westchester-Playa del Rey Community Plan and to the Mobility Element of the City's General Plan for the proposed redesignation of Bellanca Avenue from Collector to Local Street.

Applicant: Charles Beavoir, Metro
Representative: Lloyd Boucher, Metro; Eric Banghart, Mott MacDonald

Recommended Actions:

1. Approve and recommend Council adopt, the proposed General Plan Amendment to the Westchester-Playa del Rey Community Plan and to the Mobility Element of the City's General Plan for the proposed redesignation of a portion of Bellanca Avenue from Collector to Local Street.
2. Pursuant to the California Public Resources Code, Find that the previously adopted Metro Crenshaw/LAX Light Rail Final Environmental Impact report, Case no. SCH No. 200709114, certified by Metro as the lead agency on September 22, 2011, adequately serves as the environmental clearance for the proposed General Plan Amendment and that no subsequent supplemental EIR is required.

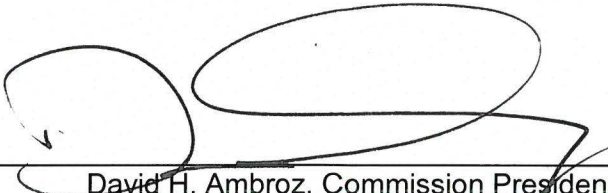
Staff: Griselda Gonzales (213) 978-1210

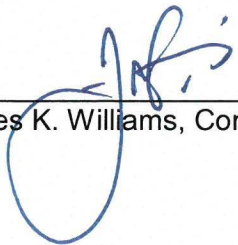
Motion: To approve the project as recommended with modifications.

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

Vote: 8 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:58 am.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

AUG 25 2016

Adopted: _____