

OFFICIAL MINUTES (CORRECTED)**
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 25, 2016, after 8:30 a.m.
VAN NUYS CITYCOUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS CALIFORNIA 91401

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 David Ambroz at 8:35 a.m.

Commissioners present: Ahn, Choe, Katz, Millman, Padilla-Campos, Dake-Wilson

Commissioners absent: Mack, Perlman **

1. DIRECTOR'S REPORT

- A. Director of Planning Vince Bertoni gave the update on City Planning Commission Status Report.
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update):
- B. Legal actions and rulings update: Deputy City Attorney Donna Wong had no report.
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests – Comm. Perlman requested PLUM dates for Sign ordinance.
- C. Minutes of Meeting – August 18, 2016

Motion: To approve the Minutes of Meeting for August 18, 2016.

Moved: Katz

Seconded: Millman

Ayes: Ahn, Ambroz, Choe, Padilla-Campos, Dake-Wilson

Absent: Mack, Perlman

Vote: 7 – 0

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

Susan Gorman Chang and spoke for the Porter Ranch NHC regarding Items 6 & 7.
Glen Bailey spoke for the Northridge East NHC on Item 10.

4. **PUBLIC COMMENT PERIOD**

No speakers.

5. **CPC-2015-3534-GPA-ZC-BL-F-SPR**

CEQA: ENV-2015-3535-MND

Plan Area: Van Nuys-N. Sherman Oaks

Council District: 6 – Martinez

Expiration Date: 8-26-16

Appeal Status: Appealable to City Council

ZC appealable by applicant only, if
disapproved in whole or in part

PUBLIC HEARING – Completed on February 23, 2016

Continued from the May 26, 2016 meeting

Location: 14700-14730 SHERMAN WAY

Proposed Project:

The proposed project will consist of the development of a 58-lot single family Small Lot Subdivision with private yards and individual garages with two parking spaces for each unit, 15 guest parking spaces, a common open space lot and an existing single family home to remain. Unit sizes will vary from approximately 1,620 square feet to 2,020 square feet and will have three bedrooms. The maximum height of the single family homes will be two and three stories and 26 to 37 feet. On site guest parking will be dispersed in several different locations on the project site at a rate of ¼ parking space per dwelling unit. The project's access will be provided from a vehicular entrance on the south side of Sherman Way. Common open space will consist of a landscaped park with 6,741 square feet at the center of the project site with trees and a lawn. The subdivision of the project site is being processed under a separate application to the City's Advisory Agency under Vesting Tentative Tract (VTT) No. 73820-SL.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the proposed Mitigated Negative Declaration No. ENV-2012-580-MND.
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, to have a uniform Plan designation on the project site.
3. Pursuant to Section 12.32 of the LAMC, a zone change from R3-1 and R1-1 to RD2-1, to have uniform zoning on the project site.
4. Pursuant to Section 12.32-R of the LAMC, removal of a 45 foot building line along Sherman Way.
5. Pursuant to Section 12.24.X-7, a Zoning Administrator Adjustment to allow a six foot tall wrought iron fence along Sherman Way in lieu of the maximum three and a half foot high fence permitted.
6. Pursuant to Section 16.05 of the LAMC, a Site Plan Review approval for the construction, use and maintenance of a project that results in 50 or more residential units.

Applicant: Storm Properties, Inc.
Representative: Angie Yee

Recommended Actions:

1. Approve and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2015-3535-MND and associated Mitigation Monitoring Program.
2. Approve and recommend that the City Council adopt a resolution approving a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential.
3. Disapprove a Zone Change as requested by the applicant from R3-1 and R1-1 to RD2-1 (Restricted Density Multiple Dwelling Zone) for the subject property.
4. Approve and recommend that the City Council adopt the ordinance to effect the change of zone from the existing R3-1 and R1-1 to (T)(Q)RD2-1 as set forth in Section 12.32 of the Los Angeles Municipal Code (LAMC), subject to the Conditions of Approval.
5. Approve and recommend the removal of a 45 foot building line along Sherman Way.
6. Deny a Zoning Administrator Adjustment to allow a six foot tall wrought iron fence along Sherman Way in lieu of the maximum three and a half foot high fence permitted.
7. Approve With Conditions a Site Plan Review for the construction, use, and maintenance of a small lot subdivision with 58 single family homes, 116 parking spaces and 15 guest parking spaces, a common open space lot and an existing single family home to remain.
8. Adopt the Findings for the requested approvals and the denial.
9. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any 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, a Fish and Game Fee and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Marc Woerschling (818) 374-9919

Motion: To approve the project as recommended by staff.

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

Vote: 7 – 0

6. [CPC-2016-837-SP-MCUP-DRB-SPP-SPR](#)
CEQA: ENV-1998-26-EIR, Addendum
SCH#88050420
Plan Area: Chatsworth-Porter Ranch
Related Case: CPC-2016-838-DA

Council District: 12 – Englander
Expiration Date: 9-26-16
Appeal Status: Appealable to City
Council

PUBLIC HEARING – Completed on June 13 and July 13, 2016

Location: 11401-11405 N. PORTER RANCH DRIVE, 20200 W. RINALDI STREET

Proposed Project:

The construction, use, and maintenance of a new 345,295 square foot shopping center on two sites located on the northern and southern side of Rinaldi Street. The northern portion of the project will consist of 221,804 square feet of commercial space consisting of a grocery store, movie theater, restaurant, and retail. There will be 1,236 vehicular parking spaces and 100 bicycle parking spaces. The southern portion of the project will consist of 48,941 square feet of medical office, 12,045 square feet of retail and restaurant uses, and a 57,775 square foot hotel with 120 guest rooms and multi-purpose rooms. There will be 499 vehicular parking spaces and 39 bicycle parking spaces.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, review and consider the Addendum to the previously certified Subsequent Final EIR SCH No. 88050420.
2. Pursuant to LAMC Section 11.5.7-G, a Specific Plan Amendment to permit a 4,000 square foot community room in lieu of a library and other municipal facilities and to amend the signage provisions to permit a digital display pole sign, information signs, and identification signs.
3. Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use Permit for the sale of alcoholic beverages for on- and/or off-site consumption for a total of twenty-four (24) establishments:
 - a. One (1) venue for on-site and off-site consumption for a full line of alcoholic beverages sales in conjunction with a grocery with in-store dining and beverage services.
 - b. One (1) venue for on- and off-site consumption of a full line of alcoholic beverages in conjunction with an on-site brewery/microbrewery.
 - c. Eight (8) venues for on-site consumption for a full line of alcoholic beverages in conjunction with eight (8) restaurants.
 - d. Eleven (11) venues for on-site consumption for beer and wine sales in conjunction with eleven (11) restaurants and eating establishments.
 - e. One (1) venue for on-site consumption of beer and wine in conjunction with a microbrewery/restaurant.
 - f. One (1) venue for on-site consumption of a full line of alcoholic beverages in conjunction with a movie theater with food service and bar/lounge.
 - g. One (1) venue for consumption of a full line of alcoholic beverages on site in conjunction within the hotel, consisting of a restaurant, room service, and in-room mini-bars/portable bars.
4. Pursuant to LAMC Section 16.50-E,3 and 11.5.7-C, a Director's Determination for Design Review and Project Permit Compliance for the Porter Ranch Land Use / Transportation Specific Plan.
5. Pursuant to Los Angeles Municipal Code Section 16.05, Site Plan Review for a project that creates, or results in an increase of 50,000 gross square feet or more of nonresidential floor area and creates, or results in an increase of 50 or more guest rooms.

Applicant: John Love, Shapell Liberty
Representative: Kyndra Casper, Liner, LLP

Recommended Actions:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in EIR No. 88-0026(SP)(ZC)(GPA) SCH No. 88050420 certified on July 10, 1990; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated August 16, 2016, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.
2. Approve and recommend that the City Council adopt a Specific Plan Amendment to the Porter Ranch Land Use/Transportation Specific Plan to permit a 4,000 square foot community room in lieu of a library and other municipal facilities.

3. Deny the Specific Plan Amendment to the Porter Ranch Land Use/Transportation Specific Plan to permit a digital display pole sign within the A1-2D Zone.
4. Approve and Recommend that the City Council adopt a Specific Plan Amendment to the Porter Ranch Land Use/Transportation Specific Plan to permit signage that is otherwise not permitted within the Specific Plan.
5. Approve a Master Conditional Use Permit for the sale of alcoholic beverages for on- and/or off-site consumption for a total of twenty-four (24) establishments.
6. Approve the Design Review Determination and Project Permit Compliance in compliance with LAMC Sections 16.50-E,3, 11.5.7-C and Section 10 of the Porter Ranch Land Use/Transportation Specific Plan.
7. Approve the Site Plan Review for a project that creates, or results in an increase of 50,000 gross square feet or more of nonresidential floor area and creates, or results in an increase of 50 or more guest rooms.
8. Adopt the Findings.
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, a Fish and Game Fee and/or Certificate of Game Exemption 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 by staff with modifications.

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

Vote: 7 – 0

7. [CPC-2016-838-DA](#) Council District: 12 – Englander
 CEQA: ENV-1998-26-EIR, Addendum Expiration Date: N/A
 SCH#88050420 Appeal Status: Not appealable
 Plan Area: Chatsworth-Porter Ranch
 Related Case: CPC-2016-837-SP-MCUP-DRB-SPP-SPR

PUBLIC HEARING – Completed on July 13, 2016

Location: 11401-11405 N. PORTER RANCH DRIVE, 20200 W. RINALDI STREET

Proposed Project:

Amendment to the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company, to amend Section III-J, to permit the construction of a 4,000 square foot community room in Subarea II in lieu of a 2-acre site for government facilities in Subareas I, II, II, or

IV, and other provisions of the Development Agreement to reflect the requested amendment, where necessary.

Requested Actions:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-1998-0026 (SCH No.88050420) certified on July 10, 1990; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated August 16, 2016, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.
2. Pursuant to Section 65868 (Amendment) and Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, approval of an Amendment of the Development Agreement between Porter Ranch Development Company and the City of Los Angeles as approved by Ordinance No. 166,068, and per the First Amendment as approved by Ordinance No. 171,568.
3. Advise the Applicant that, pursuant to the 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.
4. Advise the Applicant that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption will be required to be submitted to the County Clerk prior to or concurrent with any Environmental Notice of Determination filing, if a Notice of Determination is filed.

Applicant: John Love, Shapell Liberty
Representative: Kyndra Casper, Liner, LLP

Recommended Actions:

1. Recommend that the City Council find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-1998-0026 (SCH No.88050420) certified on July 10, 1990; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated August 16, 2016, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.
2. Approve and recommend that the City Council approve the amended Development Agreement between Porter Ranch Development Company and the City of Los Angeles adopted by Ordinance Nos. 166,068 and 171,568.
3. Adopt the Findings.
4. Advise the property owner that, pursuant to the 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 property owner that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption will be required to be submitted to the County Clerk prior to or concurrent with any Environmental Notice of Determination filing, if a Notice of Determination is filed.

Staff: Luciralia Ibarra (213) 978-1378

Motion: To approve the project as recommended by staff with modifications.

Moved: Ambroz

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

Vote: 7 – 0

8. [CPC-2015-3215-CU-ZV-ZAA-SPR](#)
CEQA: ENV-2014-2475-MND
Plan Area: Northridge

Council District: 12 – Englander
Expiration Date: 8-25-16
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 8, 2016

Location: 17349 -17455 W. ROSCOE BOULEVARD

Proposed Project:

The demolition of two (2) single family dwellings and the subsequent construction of two (2), senior citizen independent living residential buildings, one with 53 units (Phase IIA, at 17349 W. Roscoe Boulevard) and 53 parking spaces, and one with 24 units (Phase IIB, at 17455 W. Roscoe Boulevard) and 24 parking spaces, both three (3) stories, approximately 38 feet in height, and both with reduced 25-foot front yards along Roscoe Boulevard; and expansion of the existing, 45-child, church pre-school (17431 W. Roscoe Boulevard) to include a private elementary school, grades K through 5, with a maximum enrollment of 135 students, for a total of 180 school children on-site, all as accessory uses to the existing church.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.24 W.9 and 12.24 U.24, a Conditional Use for:
 - a. The continued use and maintenance of a church, and a pre-school and senior citizen independent living residential building as accessory uses to the church, in the RA zone.
 - b. The addition of a private elementary school as an accessory use to the church, in the RA zone.
 - c. The construction of two (2) additional senior citizen independent living residential buildings totaling 77 units as an accessory use to the church, in the RA zone.
2. Pursuant to LAMC Section 12.28 A, a Zoning Administrator Adjustment to permit the two (2) senior citizen independent living residential buildings to observe a 25-foot front yard setback along Roscoe Boulevard in lieu of the otherwise required setback established by the average of the adjacent parcels (prevailing setback).
3. Pursuant to LAMC Section 12.27 A, a Zone Variance to permit the continued use of 36 tandem parking spaces without attendants to park vehicles.
4. Pursuant to LAMC Section 16.05.C.1.(b), Site Plan Review of the 77 additional senior citizen independent living residential units in two (2) buildings totaling 60,179 square feet of new floor area.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (CPRC), the adoption of Mitigated Negative Declaration (ENV-2014-2475-MND) for the project.
6. Pursuant to Sections 21081.6 and 15097 of the CPRC, the adoption of the Mitigation Monitoring Program for ENV-2014-2475-MND.

Applicant: Father Bishory A. Bastawros, St. Mary & St. Anthanasius Coptic Orth. Church
Representative: Lee Ambers, California Property Consultants

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (ENV-2014-2475-MND) and the Mitigation Monitoring Program (MMP), modified to include only those mitigations that are not related to new construction on the project site, and as specified in the environmental Conditions of Approval, as the environmental clearance pursuant to the California Environmental Quality Act.
2. Approve a Conditional Use, subject to the Conditions of Approval, for the continued use and maintenance in the RA zone of:
 - a. An existing church, with a maximum 600-seat sanctuary and 205 on-site parking spaces.
 - b. An existing pre-school, with a maximum of 45 children, with three (3) faculty and staff, as an accessory use to the church.
 - c. An existing 58-unit, senior citizen independent living residential building with 52 on-site parking spaces, as accessory uses to the church.
3. Approve a Conditional Use for the addition of a private elementary school, grades K through 5, with a maximum of 135 students and eight (8) faculty and staff, as an accessory use to the church in the RA zone, subject to the Conditions of Approval.
4. The Conditional Use Permits approved in this Case No. CPC-2015-3215-CU-ZV-ZAA-SPP shall supersede and replace all previous Conditional Use grants for the St. Mary & St. Athanasius Coptic Orthodox Church: ZA 92-0930(CUZ), ZA 92-0930(CUZ)(PAD)(RV), CF 93-0961, and ZA 2001-0468(CU).
4. Approve a Zone Variance to permit the continued use of 36 tandem parking spaces without full-time attendants to park vehicles, subject to the Conditions of Approval.
5. Disapprove without prejudice a Conditional Use for the construction of two (2) additional senior citizen independent living residential buildings totaling 77 units, as an accessory use to the church in the RA zone.
6. Disapprove without prejudice a Zoning Administrator Adjustment to permit the two (2) senior citizen independent living residential buildings to observe a 25-foot front yard setback along Roscoe Boulevard, in lieu of the otherwise required setback established by the average of the adjacent parcels (prevailing setback).
7. Disapprove without prejudice a Site Plan Review for a development which would result in an increase of 50 or more dwelling units.
8. Adopt the Findings.
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.

Staff: Dan O'Donnell (818) 374-9907

Motion: To partially approve the project as recommended by staff with modifications.

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

Vote: 7 – 0

9. [CPC-2016-633-GPA](#)
CEQA: SCH No. 2005051008

Council District: 12 – Englander
Expiration Date: 9-15-16

2005 Master Plan Update
Final Environmental Impact Report, February 2005
Plan Area: Northridge

Appeal Status: Not appealable

PUBLIC HEARING – Completed on July 8, 2016

Location: PLUMMER STREET segment between Darby Avenue and Lindley Avenue
(Within the campus of California State University – Northridge)

Proposed Project:

Redesignation of the portion of Plummer Street between Darby Avenue and Lindley Avenue from an Avenue II to a Local Street, in order to facilitate a request for a right-of-way vacation.

Requested Actions:

1. Pursuant to Section 15096 of the California Public Resources Code, review and consider the certification of the 2005 Master Plan Update Environmental Impact Report (EIR) (SCH No. 2005051008), and the Addendum to the 2005 Master Plan Update Environmental Impact Report, ENV-2016-634-EIR, the Environmental Findings, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to City Charter Section 555 and Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Northridge Community Plan to change the designation of the Plummer Street segment from an Avenue II to a Local Street.
3. Pursuant to City Charter Section 555 and Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Mobility Element to change the designation of the Plummer Street segment from an Avenue II to a Local Street.

Applicant: Ken Rosenthal, California State University - Northridge
Representative: Matt Goulet, Land Use Developers Corp.

Recommended Actions:

1. Recommend that the City Council Find that it has assessed the certified 2005 Master Plan Update Environmental Impact Report (EIR) (SCH No. 2005051008), and the Addendum to the 2005 Master Plan Update Environmental Impact Report, ENV-2016-634-EIR, SCH No. 2005051008. Also find that pursuant to CEQA Guidelines, Section 15162, based on the whole administrative record, no subsequent EIR or negative declaration is required for approval of the project.
2. Recommend that the City Council adopt a General Plan Amendment (Northridge Community Plan and Mobility Element) to change the designation of the Plummer Street segment identified from an Avenue II to a Local Street.
3. Recommend City Council to direct Department of City Planning to revise the Plummer Street program associated with Policy 13-1.1, in the next Community Plan Update.
4. Recommend City Council to direct Bureau of Engineering to remove the Future Street Designation for Plummer Street between Lindley Avenue and Zelzah Avenue.
5. Recommend that the City Council adopt the original Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program were previously adopted by the California State University Board of Trustees on March 15, 2006.
6. Advise the applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Staff: Valentina Knox-Jones (818) 374-5038

Motion: To approve the project as recommended by staff with modifications.

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

Vote: 6 – 0

10. [CPC-2015-4499-CA](#) Council Districts: All
CEQA: ENV-2015-4500-CE Expiration Date: N/A
Plan Area: Citywide Appeal Status: Not appealable

PUBLIC HEARING – Completed on January 20, January 26 and February 17, 2016

Location: CITYWIDE

Proposed Project:

A proposed ordinance amending Section 12.22 C.27 of the Los Angeles Municipal Code to require greater front and rear yard setbacks, create a small lot division of land process for existing “bungalow court” projects, and create a process to establish design standards for Small Lot Subdivision projects with an incidental administrative clearance procedure.

Applicant: City of Los Angeles

Recommended Actions:

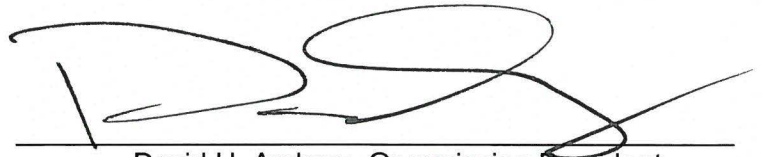
1. Recommend adoption of the proposed ordinance amending LAMC Section 12.22 C.27 by City Council.
2. Adopt the staff report as the report on the subject.
3. Approve the Findings included in the report and recommend its adoption by the City Council.
4. Recommend that the City Council, based on the whole of the record, determine that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) and the City of Los Angeles CEQA Guidelines, Article II, Section 2, class (m), and direct staff to file the Notice of Exemption with the County Clerk’s office.

Staff: Simon Pastucha (213) 978-0016

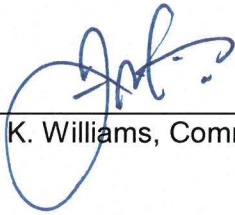
Motion: To approve the project as recommended by staff with modifications.

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

There being no further business to come before the City Planning Commission, the meeting adjourned at 1:50 pm.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

SEP 08 2016

Adopted: _____