

**LOS ANGELES CITY PLANNING COMMISSION
UNOFFICIAL MINUTES OF MEETING
THURSDAY, DECEMBER 8, 2016**

PUBLIC WORKS BOARD ROOM
200 NORTH SPRING STREET, ROOM 350
LOS ANGELES, CALIFORNIA 90012

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President David Ambroz called the meeting to order at 8:30 a.m. Commission Vice President Renee Dake Wilson and Commissioners John Mack, Veronica Padilla-Campos, Dana Perlman and Samantha Millman were in attendance. Commissioner Caroline Choe was absent.

Also in attendance were, Kevin Keller, Deputy Planning Director, Lisa Webber, Deputy Planning Director, Oscar Medellin, Deputy City Attorney, James Williams, Executive Commission Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

Kevin Keller, Deputy Planning Director, gave a brief update on behalf of the Director of Planning, reminding the Commission of the consecutive Commission meetings in December. He also reported that the Department held two successful open house meetings for the South Los Angeles and South East Los Angeles Community Plans with approximately 300 participants attending. An open house event was held in the evening at Hoover and 90th Streets and a Saturday open house event was held at LA Trade Tech. He gave an update on the City Council's modifications to the Baseline Mansionization and Baseline Hillside Ordinances. He also gave a brief update on the progress of the various Community Plan Updates.

Shana Bonstin, Principal Planner made a brief presentation regarding the varying levels of MERV air filters, such as MERV 11, 13 or 16. She gave examples of situations in which they are used, including cost comparison. She stated that MERV 13 would be appropriate for most of the cases that come before the City Planning Commission, however MERV 16 may be used if there is a health risk assessment associated with a project.

Thomas Rothmann, Principal Planner gave an update on ReCode LA, related to the processes and procedures as part of the overhaul of the Zoning Code. He explained that currently there are 114 enumerated processes and that the goal was to combine and reduce the processes to about 50.

Oscar Medellin, Deputy City Attorney did not give a report.

ITEM NO. 2**COMMISSION BUSINESS**

President Ambroz announced the Planning Department's Holiday gathering.

ITEM NO. 3**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no presentations.

ITEM NO. 4**PUBLIC COMMENT PERIOD**

Michael H. spoke on anti-Mansionization in the Faircrest Heights area.

ITEM NO. 5**CONSENT CALENDAR** (Item Nos. 5a, 5b, 5c, 5d)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

ITEM NO. 5a**CPC-2016-1220-CU-ZV-ZAA-SPR**

CEQA: ENV-2016-1222-MND

Plan Area: Westlake

Council District: 1 - Cedillo

Last Day to Act: 01-16-17

PUBLIC HEARING – Completed September 21, 2016

PROJECT SITE: 1633 West 11th Street;
1042 South Beacon Avenue;
1650-1656 West 11th Street

MOTION:

Commissioner Katz made the motion to approve the following project as recommended in the staff report, with modifications to the Conditions of Approval as stated on the record by the Commission:

Demolition of an existing 15,368 square-foot commercial shop and office building at 1633 West 11th

Street for the construction of a new two-story public charter school, Equitas Academy 3. The building will be approximately 32 feet in height and approximately 28,993 square-feet in area. The school will have a maximum enrollment of 500 students, grades K-8, with regular hours of operation from 6:30 a.m. to 3:30 p.m., Monday through Friday, in addition to after-school tutoring, typical special events, and a summer program. The project will provide a total of 29 parking spaces, five (5) of which will be located on the school site and 24 parking spaces will be located within an improved 14,945 square-foot vacant lot at 1650-1656 West 11th Street. In addition, the school will provide 64 short-term and two (2) long-term bicycle parking spaces.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1222-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. **Approve** a Conditional Use, pursuant to LAMC Section 12.24-U, 24, to permit the construction, use, and maintenance of an approximately 28,993 square-foot Kindergarten through 8th Grade public charter school in the C1-1-HPOZ Zone;
3. **Approve** a Zoning Administrator's Determination, pursuant to LAMC Section 12.24 F, to allow the following yard deviations:
 - a. 7.5-foot front yard setback in lieu of the 10 feet otherwise permitted;
 - b. 3-foot side yard in lieu of the 5 feet otherwise required;
4. **Approve** a Determination, pursuant to LAMC 12.24-S, to permit 66 bicycle spaces in lieu of the 80 spaces otherwise required;
5. **Approve** a Zone Variance, pursuant to LAMC 12.27, to permit 20 of the elementary school's required automobile parking spaces to be located off-site in lieu of being located on the school's site;
6. **Approve** an Adjustment, pursuant to LAMC Section 12.28-A to permit a 20 percent (%) floor area increase;
7. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05-E for a change of use to other than a Drive-through or Fast Food use which results in a net increase of 1,000 or more daily trips;
8. **Adopt** Conditions of Approval as modified by the Commission; and
9. **Adopt** Findings as recommended by staff.

Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 5b**CPC-2016-1768-ZC-GPA**

CEQA: ENV-2016-1769-ND

Plan Area: Westchester-Playa Del Rey

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING – Completed October 7, 2016**PROJECT SITE:** Lots 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, and 180, Tract 12714 (W/S Sepulveda Boulevard at 83rd Street)**MOTION:**

Commissioner Katz made the motion to approve the following project as recommended in the staff report:

Ordinance to amend the existing Westchester-Playa del Rey Community Plan land use designation and zoning for 13 shallow, city-owned lots fronting on the west side of Sepulveda Boulevard between 80th and 83rd Streets, from the Low Residential designation and R1 zone to the Public Facility designation and PF zone, all in conjunction with the continued use and maintenance of the lots as a landscape buffer along Sepulveda Boulevard.

1. **Find** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-1769-ND (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopt** the Negative Declaration.
2. **Recommend** that the City Council **Adopt** a General Plan Amendment from Low Residential to Public Facilities;
3. **Recommend** that the City Council **Adopt** a Zone Change from R1-1 to PF-1; and
4. **Adopt** the Findings as recommended by staff.

Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Katz

Seconded: Mack

Ayes: Ahn, Ambroz, Millman, Padilla-Campos, Perlman, Dake Wilson

Absent: Choe

Vote: 8 – 0**MOTION PASSED**

ITEM NO. 5c**CPC-2015-3313-ZC-ZV-CU-SPR**

CEQA: ENV-2015-3314-MND

Plan Area: Silver Lake-Echo Park-Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 12-08-16

PUBLIC HEARING – Held May 25, 2016 (Variance not considered)**PROJECT SITE:** 1625 West Palo Alto Street**MOTION:**

Commissioner Katz made the motion to approve the following project as recommended in the staff report:

Construction, use, and maintenance of a four story, 55-foot in height, 49,470 square-foot hotel with 88 guest rooms. The project provides 51 automobile parking spaces and 24 bicycle parking spaces. The hotel includes semi-subterranean parking, a fitness center, a pool deck, and a first floor dining space (for hotel guests only).

1. **Find**, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3314-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** that the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for ENV-2015-3314-MND the Mitigated Negative Declaration;
2. **Recommend** that the City Council **Adopt**, a Zone Change from C2-1VL to (T)(Q)R4-1VL, pursuant to LAMC Section 12.32-F;
3. **Approve**, a Conditional Use to permit a hotel in the R4 Zone, pursuant to LAMC Section 12.24-W24(a);
4. **Approve**, a determination to allow the following yard and height deviations, pursuant to LAMC Section 12.24-F:
 - a. 0-foot front yard setback in lieu of the required 15-feet;
 - b. 1-foot eastern side yard setback in lieu of the required 7-feet;
 - c. 12-foot rear yard setback in lieu of the required 16-feet; and
 - d. a height of 55-feet and four stories in lieu of the maximum 45-feet and 3 stories;
5. **Approve**, a Zone Variance from Section 12.21-C,6 to allow a 11-foot, 6- inch ceiling height for a loading zone in lieu of the required 14-feet, pursuant to LAMC Section 12.27;
6. **Approve**, a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms, pursuant to LAMC Section 16.05;
7. **Adopt** the Conditions of Approval; and
8. **Adopted** the Findings as recommended by staff.

Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 5d

CPC-2016-1759-CU-DB-SPR
CEQA: ENV-2016-1758-MND
Plan Area: Wilshire

Council Districts: 10 – Wesson 13 – O'Farrell
Last Day to Act: 01-02-16

PUBLIC HEARING – Completed October 19, 2016

PROJECT SITE: 255 - 269 South Mariposa Avenue

MOTION:

Commissioner Katz made the motion to approve the following project as recommended in the staff report:

Demolition of a postpartum facility and the construction, use and maintenance of a seven-story 127,585 square-foot mixed-use development consisting of 122 residential units, including three (3) live-work units, and 4,630 square feet of commercial floor area. The maximum building height would be 83 feet, eight (8) inches (83'-8"). The project provides a total of 154 automobile parking spaces and 149 bicycle parking spaces within one (1) at-grade and two (2) subterranean levels.

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 Mitigated Negative Declaration, No. ENV-2016-1758-MND, adopted on October 19, 2016 (under related Case No. VTT-73929-CN); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-U, 26, to allow a 65 percent (%) Density Bonus for a total of 122 residential units (with 17 units, 23 percent (%), set aside for Very Low Income Households), in lieu of the base density of 73 residential units;
3. **Approve** a 35 percent (%) Density Bonus, pursuant to LAMC Section 12.22-A, (with 9 units, 11 percent (%), set aside for Very Low Income households); a Density Bonus Parking Incentive (pursuant to AB 744) to allow 0.5 parking space for the 0-1 bedroom units and 1 parking space for the 2 bedroom units;
4. **Approve** an On-Menu Incentive, pursuant to LAMC Section 12.22-A, 25(f)(1), to permit an 8-foot easterly side yard in lieu of the required 10-feet;
5. **Approve** an On-Menu Incentive, 12.22-A, 25(f)(8), to permit floor area, density, open space and parking averaging over the project site, and to permit vehicular access from a more restrictive zone (R4) to a less restrictive zone (C2);
6. **Approve** an Off-Menu Waiver, pursuant to LAMC Section 12.22-A, 25(f), to permit a Floor

Area Ratio of 4.89 to 1 (4.89:1) in lieu of the maximum permitted 3 to 1 (3:1) in the R4 Zone and 1.5 to 1 (1.5:1) in the R4 Zone;

7. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05, for a development project which creates or results in an increase of 50 or more dwelling units;
8. **Adopt** the Conditions of Approval; and
9. **Adopt** Findings as recommended by staff.

Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 6

[DIR-2014-4762-DB-1A](#)

CEQA: ENV-2014-4763-CE

Plan Area: Hollywood

Council District: 5 - Koretz

Last Day to Act: 11-29-16

Continued from: 11-17-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 714-718 North Sweetzer Avenue

IN ATTENDANCE:

Nicole Sanchez, Planning Assistant and Mindy Nguyen, City Planner representing the Department; Eva Nathanson, and Soly Solomon, Afshn Etebar, representing the Property Owner, Appellants.

MOTION:

Commissioner Dake Wilson made the motion to approve-in-part and deny-in-part the appeal, and approve the following project as recommended in the staff report, together with amendments made on the record, as stated by the Commission:

Density Bonus Compliance for a project totaling 26 dwelling units, reserving two (2) units, or 10 percent of the 19 total “base” dwelling units permitted on the site, for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives:

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1 Class 32 (as revised), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Amend** the Finding 1b of the Planning Director’s determination related to the environmental clearance;
3. **Approve** in part and denied in part the appeal of the two On-Menu Affordable Housing Incentives;

4. **Sustain** the remainder of the Planning Director's determination in approving two On-Menu Affordable Housing Incentives

The action was seconded by Commissioner Ambroz and the vote proceeded as follows:

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

Vote: 7 - 1

MOTION PASSED

Commission President Ambroz announced that Item No. 8 would be taken out of order to be in compliance with the noticed time for Item No. 7 of "after 10:00 a.m."

ITEM NO. 8

CPC-2016-961-HPOZ

CEQA: ENV-2016-962-CE

Plan Area: Wilshire

Council Districts: 4 – Ryu, 10 – Wesson

Last Date to Act: N/A

Continued from 10-13-16

PUBLIC HEARING – Completed August 20, 2016

PROJECT SITE: Properties generally bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the west

IN ATTENDANCE

Renata Dragland, City Planning Associate, Naomi Guth, City Planner and Ken Bernstein, Principal City Planner, representing the Planning Department.

MOTION:

President Ambroz made a motion to recommend that the City Council adopt the proposed Miracle Mile HPOZ, with the revisions that were submitted by the Council Office.

Commissioner Mack seconded the motion and vote proceeded as follows:

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

Vote: 4 – 4

MOTION FAILED

The Commission continued to deliberate.

MOTION:

President Ambroz made the motion to recommend that the City Council adopt the proposed Miracle Mile Historical Preservation Overlay Zone (HPOZ) with the revisions and modifications stated on the record by the Commission:

Pursuant to Section 12.20.3.F of the Los Angeles Municipal Code, establishment of the Miracle Mile Historic Preservation Overlay Zone (HPOZ), and adoption of the Miracle Mile HPOZ Preservation Plan.

1. **Determine** that the Project is Categorically Exempt (ENV-2016-962-CE) under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and 31 for the Miracle Mile HPOZ and Preservation Plan;
2. **Recommend** that the City Council **Approve** the establishment of the proposed Miracle Mile Historic Preservation Overlay Zone, as amended by the Commission;
3. **Determine** the proposed Miracle Mile HPOZ boundaries as amended by the Commission, to be appropriate;
4. **Approve** the Miracle Mile HPOZ Preservation Plan; and
5. **Adopt** the attached Findings.

This action was seconded by Commissioner Katz and the vote proceeded as follows:

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

Vote: 5 – 3

MOTION PASSED

ITEM NO. 7

CPC-2016-2112-ZC

CEQA: ENV-2016-2011-ND
Plan Area: Various

Council Districts: 4, 5, 10 and 11

Last Date to Act: N/A

Continued from 10-13-16, 11-10-16

PUBLIC HEARINGS -

Completed on August 29, 2016, August 30, 2016, August 31, 2016, September 13, 2016, September 20, 2016 and October 13, 2016

PROJECT SITE:

The area consists of several communities throughout the City identified in the proposed Ordinances by the following neighborhood names: Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea

Hancock, Larchmont Heights, Lower Council District 5, Inner Council District 5, Beverlywood, Fairfax, Mar Vista / East Venice, Kentwood and Pacific Palisades communities.

IN ATTENDANCE

Christine Saponara, City Planner and Craig Weber, Principal Planner representing the Department.

MOTION:

Commissioner Ambroz made the motion to approve the following project as recommended in the staff report with modifications to the following ordinances as stated on the record by the Commission:

As follow-up to Interim Control Ordinance number 183,497 and 184,381, the proposed zone change ordinance will provide more specialized development regulation for single-family dwelling units within the project boundaries utilizing the new "R1- One-Family Variation Zones" proposed for the Los Angeles Municipal Code via a separate Code Amendment, case number CPC-2016-2110-CA. The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

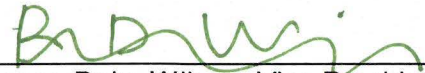
1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2016-2111-ND, adopted on October 13, 2016 (under Case No. CPC-2016-2115-CA); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **Lower Council District 5 (Citrus Square)** proposed Ordinance Maps from R1-1 to R1V2 and R1V2-RG.
3. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **Lower Council District 5 (Comstock Hills)** proposed Ordinance Maps from R1-1 to R1V2 and R1V2-RG.
4. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **North Beverlywood** from R1-1 to R1VNew;
5. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **North Beverly Grove** from R1-1 to R1V2;
6. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **Cheviot Hills** from R1-1 to R1VNew;
7. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **Inner Council District 5** proposed Ordinance Maps from R1-1 to R1VNew;
8. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **Fairfax** proposed Ordinance Maps from R1-1 to R1VNew;
9. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **East Venice** proposed Ordinance Maps from R1-1 to R1V2 in East Venice and R1VNew in Mar Vista; and
10. **Recommend** that the City Council **Adopt** a Zone Change to those parcels lying within the **Mar Vista** proposed Ordinance Maps from R1-1 to R1V2 in East Venice and R1VNew in Mar Vista; and
11. **Adopt** the attached Findings.

This action was seconded by Commissioner Ahn and the vote proceeded as follows:

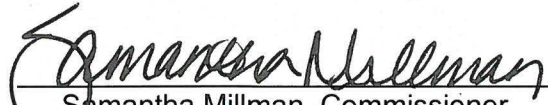
Moved: Ambroz

MOTION PASSED

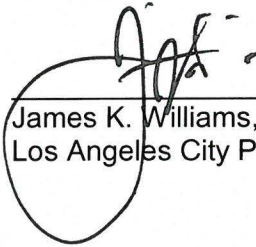
There being no further business to come before the City Planning Commission, the meeting adjourned at approximately 1:25 p.m.



Renee Dake Wilson, Vice President
Los Angeles City Planning Commission



Samantha Millman, Commissioner
Los Angeles City Planning Commission



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Adopted: **MAR 09 2016**