

**LOS ANGELES CITY PLANNING COMMISSION
UNOFFICIAL MINUTES OF MEETING
THURSDAY DECEMBER 15, 2016**

VAN NUYS COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS, CALIFORNIA 91401

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 8:35 a.m. Commission Vice President Renee Dake Wilson, Commissioners, Robert Ahn, Richard Katz, Samantha Millman, and Veronica Padilla-Campos were in attendance. Commissioners Caroline Choe, John Mack and Dana Perlman were absent.

Also in attendance were Vince Bertoni, Planning Director; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

Vince Bertoni, Planning Director gave the Department update which included projects that have been recently approved by the City Council, including the NoHo West Development Project with digital signage, the Carthay Square HPOZ, the Development Agreement for the Reef project and Historical designation for the Lytton Building. In addition, the Director noted that the City Council had certified Ballot Measure JJJ.

ITEM NO. 2

COMMISSION BUSINESS

The Meeting Minutes were continued to the January 12, 2017 Commission meeting on consent.

Commissioner Katz requested an update on the bike lane utilization of the Mobility Plan.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

There were two Community Impact Statements/Resolutions submitted by Robin Greenberg – Bel Air-Beverly Crest Neighborhood Association

ITEM NO. 4**PUBLIC COMMENT PERIOD**

No speaker cards were submitted for public comment.

ITEM NO. 5a

CONSENT CALENDAR – Item 5a was removed from the Consent Calendar due to requests by applicant and a public hearing was held.

CPC-2016-1715-GPA-ZC-CU

CEQA: ENV-2016-2044-CE

Council District: 13 - O'Farrell

Plan Area: Silver Lake-Echo Park Elysian Valley

PROJECT SITE: 1201-1205 North Alvarado Street;
2109-2115 Elsinore Street

IN ATTENDANCE:

Greg Shoop, City Planner; Shana Bonstin, Principal City Planner; Dana Sayles, three6ixty representing the Applicant, Fred Afari, the Applicant.

MOTION:

Commissioner Millman 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:

The continued use, future changes of use and operation of an existing commercial building that is currently non-conforming as to use in an R Zone and expansion of an existing surface parking lot in the RD2-1VL Zone.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines 15300 *et seq.* Article 111, Section 1, Class 5, Category 13 (Zone changes and variances that merely conform zoning to an existing use where the existing use was legally commenced), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Recommend** that the City Council **Approve** a General Plan Amendment, pursuant to Los Angeles Municipal Code Section 11.5.6, to the Silver Lake- Echo Park-Elysian Valley Community Plan from Low Medium II Residential Land Use to the Community Commercial Land Use at 1201-1205 North Alvarado Street;
3. **Recommend** that the City Council **Approve** a Zone Change, pursuant to Los Angeles Municipal Code Section 12.32, from RD2-1VL to C2-1VL at 1201-1205 North Alvarado Street;
4. **Approve** a Conditional Use, pursuant to Los Angeles Municipal Code Section 12.24 W-37, to allow the expansion of a deemed-to-be-approved Conditional Use surface parking lot in the RD2-1VL Zone at 2109-2115 West Elsinore Street;
5. **Adopt** the Conditions of Approval and "Q" Conditions, as modified by the Commission; and
6. **Adopt** the Findings as amended by the Commission.

The motion was seconded by Commissioner Ahn and the vote proceeded as follows:

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

Vote: 6 - 0

MOTION PASSED

ITEM NO. 6

CPC-2016-4345-CA

CEQA: ENV-2016-4346-CE
Plan All
Areas:

Council Districts: All

PROJECT LOCATION: Citywide

IN ATTENDANCE:

Matthew Glesne, City Planning Associate; Claire Bowin, Senior City Planner and Ken Bernstein, Principal City Planner, representing the Planning Department; Steven Blau, Deputy City Attorney.

MOTION:

Commissioner Dake Wilson made the motion to approve the following ordinance as recommended in the staff report, with the modifications stated on the record by the Commission:

An ordinance amending Sections 12.03 and 12.22, and repealing portions of Section 12.24, of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units and complying with State law.

1. **Determine**, based on the whole of the administrative record, the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant Public Resources Code 21080.17 and CEQA Guidelines Sections 15378(a), 15061(b)(3), 15301, 15302, and 15303; and, pursuant to CEQA Guidelines Section 15074(b), **Adopt** ENV-2016-4346-CE and **Find** that based on the whole of the administrative record, in the independent judgment of the decision-maker, the project will not have a significant effect on the environment;
2. **Recommend** the City Council **Adopt** the proposed ordinance, provided that the office of the City Attorney review the ordinance as to form and legality;
3. **Adopt** the Department of City Planning Staff Report as the Commission Report; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 6 - 0

MOTION PASSED

ITEM NO. 7**CPC-2016-4085-CA**

CEQA: ENV-2016-4086-ND

Council Districts: All

Plan Areas: All

PROJECT LOCATION: The area consists of the Bel Air – Beverly Crest community within Council District 5 as shown in the proposed Ordinance Map.

IN ATTENDANCE:

Christine Saponara, City Planner and Craig Weber, Principal City Planner.

MOTION:

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

As follow-up to Interim Control Ordinance number 183,497, the proposed code amendment provides tailored and context-sensitive regulations for single family dwelling units within the Bel Air – Beverly Crest Community. The Code amendment will provide more specialized regulation for single-family dwelling units by proposing a new “Hillside Construction Regulation” Supplemental Use District proposed for the Los Angeles Municipal Code. The new “Hillside Construction Regulation” Supplemental Use District represents context sensitive zoning meant to establish hauling operation standards, construction activity standards, grading limits, and discretionary review process for large-scale single-family dwelling units with an area of 20,000 square feet or greater

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-4086-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; **Adopt** the Negative Declaration;
2. **Recommend** the City Council **Adopt** the proposed ordinance, provided that the office of the City Attorney review the ordinance as to form and legality;
3. **Adopt** the Department of City Planning Staff Report as the Commission Report; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Katz and the vote proceeded as follows:

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

Vote: 5 - 1

MOTION PASSED

ITEM NO. 8**CPC-2016-4087-ZC**

CEQA: ENV-2016-4086-ND

Council District: 5 – Koretz

Plan Area: Bel Air- Beverly Crest

PROJECT LOCATION: The area consists of the Bel Air – Beverly Crest community within Council District 5 as shown in the proposed Ordinance Map.

IN ATTENDANCE:

Christine Saponara, City Planner and Craig Weber, Principal City Planner.

MOTION:

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

As follow-up to Interim Control Ordinance number 183,497, the proposed zone change ordinance provides tailored and context-sensitive regulations for single family dwelling units within the Bel Air – Beverly Crest Community. The Zone Change applies the new Supplemental Use District, Hillside Construction Regulation, for the community identified as “Bel Air –Beverly Crest” within the proposed zone change ordinance.

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-2016-4086-ND, adopted on December 15 2016 (under Case No. CPC-2016-4085-CA); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, mitigated negative declaration, or addendum is required for approval of the project;
2. **Recommend** the City Council **Adopt** a Zone Change to those parcels lying within the project boundaries identified in the proposed Ordinance Map from:
A1-1, A1-1-H, A1-1-H-RPD, A1-1XL, [T][Q]C1-1XL, [Q]C2-1VLD, OS-1-H, OS-1XL, OS-1XL-H, [Q]OS-1XL, PF-1XL, [Q]PF-1XL, R1-1, [Q]RD1.5-1VL, RD2-1VL, [Q]RD2-1VL, [T]RD2-1VL-H, [Q]R3-1VL, [Q]R4-1-H, [T][Q]R4-1-H, (Q)RD6-1-H, RE9-1, RE9-1-H-RPD, RE15-1, RE15-1-H, RE15-1-H-RPD, RE15-1VLD-RPD, RE20-1, RE20-1-H, RE40-1, RE40-1-H, and RE40-1-H-RPD, to

A1-1-HCR, A1-1-H-HCR, A1-1-H-RPD-HCR, A1-1XL-HCR, [T][Q]C1-1XL-HCR, [Q]C2-1VLD-HCR, OS-1-H-HCR, OS-1XL-HCR, OS-1XL-H-HCR, [Q]OS-1XL-HCR, PF-1XL-HCR, [Q]PF-1XL-HCR, R1-1-HCR, [Q]RD1.5-1VL-HCR, RD2-1VL-HCR, [Q]RD2-1VL-HCR, [T]RD2-1VL-H-HCR, [Q]R3-1VL-HCR, [Q]R4-1-H-HCR, [T][Q]R4-1-H-HCR, (Q)RD6-1-H-HCR, RE9-1-HCR, RE9-1-H-RPD-HCR, RE15-1-HCR, RE15-1-H-HCR RE15-1-H-RPD-HCR, RE15-1VLD-RPD-HCR, RE20-1-HCR, RE20-1-H-HCR, RE40-1-HCR, RE40-1-H-HCR, and RE40-1-H-RPD-HCR.
3. **Adopt** the Department of City Planning Staff Report as the Commission Report; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Katz and the vote proceeded as follows:

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

Vote: 5 - 1

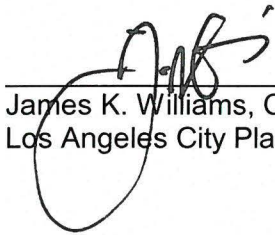
There being no further business to come before the City Planning Commission, the meeting adjourned at 12:25 p.m.



Renee Dake Wilson, Vice President
Los Angeles City Planning Commission



Caroline Choe, Commissioner
Los Angeles City Planning Commission



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

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Adopted: _____