

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, MAY 12, 2016 after 8:30 a.m.  
CITY HALL – PUBLIC WORKS BOARD ROOM 350  
200 N. SPRING STREET, LOS ANGELES, CA 90012**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Robert L. Ahn, Commissioner  
Caroline Choe, Commissioner  
Richard Katz, Commissioner  
John W. Mack, Commissioner  
Samantha Millman, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

***Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.***

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [CPC@lacity.org](mailto:CPC@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at [www.planning.lacity.org](http://www.planning.lacity.org). Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report  
CE - Categorical Exemption

ND - Negative Declaration  
MND - Mitigated Negative Declaration

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports:
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – April 14, 2016 and April 28, 2016

3. **PUBLIC COMMENT PERIOD**

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

**PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM.** ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED **PRIOR** TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. **CPC-2014-750-VZC-HD-DB-SPP-SPR**  
CEQA: ENV-2014-751-EIR, SCH#2014071039  
Plan Area: Hollywood

Council District: 13 – O’Farrell  
Expiration Date: 7-25-16  
Appeal Status: Appealable to City Council,  
VZC appealable by applicant only, if  
disapproved in whole or in part

**PUBLIC HEARING** – Completed on February 10, 2016

**Location:** 6220, 6224, 6230, 6234, 6242, 6248, 6254, 6258 W. SUNSET BOULEVARD,  
6223, 6227, 6231, 6235, 6239, 6243, 6249 W. LELAND AVE

**Proposed Project:**

Mixed-use development of 200 dwelling units, with 5% (9 units) of the units restricted as Very Low Income, and 4,700 square feet of ground floor commercial area. The project would construct a new seven story, 90-foot tall building on the western portion of the project site. Parking would be provided within a combination of aboveground and subterranean parking levels for the project.

The project would protect and retain the existing on-site Earl Carroll Theater (ECT) Building, located on the eastern portion of the project site. Although the ECT Building would be retained, a later 550 square foot addition that currently serves as an entryway to the building from the surface parking lot would be demolished, as would a brick wall/wrought iron fence extension along Leland Way, and a small ground mounted sign along Sunset Boulevard.

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, review and consider the certification of the Environmental Impact Report (EIR), ENV-2014-751-EIR, SCH No. 2014071039, including the Environmental Findings, the Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to the Los Angeles Municipal Code Section 12.32-Q, a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN along the Sunset frontage; and from R4-2D along Leland Way to (T)(Q)C4-2D; and a D-Limitation to allow a 4.5:1 FAR on the northern lots and southern lots.
3. Pursuant to Section 12.22-A,25, a 20% Density Bonus, with 5% restricted to Very Low Income Households, and the utilization of Parking Option 1. The applicant is requesting one Off-Menu Affordable Housing Incentive as follows:
  - a. Pursuant to Section 12.22-A,25(g)(3), an off-menu incentive to permit a 1 ½ foot west side yard setback in lieu of 10 feet as required in LAMC Section 12.16-C,2.
4. Pursuant to Section 11.5.7, a Project Permit Compliance for the Hollywood Signage Supplemental Use District consisting of signage on the new Mixed-Use Building on Sunset Boulevard totaling 425 square feet, including tenant identification signs, building identification signs, parking signs, and a Digital Display; and 100 square feet of signage on Leland Way, including building identification and parking signs.
5. Pursuant to Section 12.37, a waiver of highway street dedication and improvement required under Section 12.37.
6. Pursuant to Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of alcoholic beverages for on-site consumption for one establishment.
7. Pursuant to Section 16.50, a Site Plan Review for a project resulting in a net increase greater than 50 residential units.

**Applicant:** Essex Portfolio, LP  
Representative: Sheri Bonstelle, JMBM, LLP

**Recommended Actions:**

1. 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-2014-751-EIR, (SCH. No. 2014071039).
  - a. Certify that the EIR has been prepared in compliance with CEQA and reflects the City's (Lead Agency) independent judgment and analysis.
  - b. Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
  - c. Adopt the Mitigation Measures, Mitigation Monitoring Program.
  - d. Adopt the related Environmental Findings.
2. Approve and recommend a Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN along the Sunset frontage; and from R4-2D to (T)(Q)C4-2D along the Leland Way frontage; and a D-Limitation to allow 3.1:1 FAR on the western lots (mixed-use building) and a 1.2:1 FAR on the eastern lots (ECT Building).
3. Approve a 20% Density Bonus, with 5% restricted to Very Low Income Households, and the utilization of a Density Bonus Package Incentive Parking Option 1 and one Off-Menu Affordable Housing Incentive as follows:
  - a. Pursuant to Section 12.22-A,25(g)(3), an off-menu incentive to permit a 1 ½ foot west side yard setback in lieu of 10 feet as required in LAMC Section 12.16-C,2.
4. Approve a Project Permit Compliance for the Hollywood Signage Supplemental Use District consisting of signage on the new Mixed-Use Building on Sunset Boulevard totaling 425 square feet, including tenant identification signs, building identification signs, parking signs, and a Digital Display.
5. Dismiss a request for 100 square feet of signage on Leland Way, including building identification and parking signs.
6. Dismiss a waiver of highway street dedication and improvement.
7. Approve a Conditional Use to permit the sale and dispensing of alcoholic beverages for on-site for one establishment.
8. Approve a Site Plan Review for a project with greater than 50 residential units
9. Adopt the Findings.
10. 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.
11. 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:** Sergio Ibarra (213) 978-1324

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| <b>5.</b> <a href="#"><u>CPC-2013-3548-SPR</u></a><br>CEQA: ENV-2013-3549-MND<br>Plan Area: Central City | Council District: 1 – Cedillo<br>Expiration Date: 5-25-16<br>Appeal Status: Appealable to City Council |
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**PUBLIC HEARING** – Completed on April 4, 2016

**Location:** 511 N. GRAND AVENUE

**Proposed Project:**

Construction of 299 residential units and 8,000 square feet of retail square footage, for a total of 323,661 square feet of new construction on an approximately 59,930 square foot site. The building will be 22-stories and 249'-6" feet in height. The project will provide 418 parking spaces and 416 bike

parking spaces in one basement level, on the ground level, and in four above grade levels for a total of 6 levels of parking. Access to the parking area is provided via two driveways on North Bunker Hill Avenue. The site currently consists of 10 separate lots. A Burger King restaurant and an associated surface parking lot are located on six of the lots, and the remaining four lots are vacant. All existing improvements would be demolished.

**Requested Actions:**

1. Pursuant to California Public Resources Code Section 21082.1(c)(3), a Mitigated Negative Declaration (ENV-2013-3549-MND) and the Mitigation Monitoring Program (MMP) for the above referenced project.
2. Pursuant to Ordinance No. 164,307, a City Planning Commission Development Plan Review for a project with a Floor Area Ratio above 3:1.
3. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

**Applicant:** Lawrence Cimmarusti, Lucia Restaurant Holdings, LLC  
Representative: Bruce A. Miller, and Associates, Inc.

**Recommended Actions:**

1. Adopt the Mitigated Negative Declaration No. ENV-2013-3549-MND and the Mitigation Monitoring Program (MMP) as adequate environmental clearance.
2. Approve the project with a Floor Area Ratio above 3:1 pursuant to Ordinance No. 164,307.
3. Approve a Site Plan Review for a project which creates 50 or more dwelling units.

**Staff:** Blake Lamb (213) 978-1167

6. [CPC-2015-3622-GPA-ZC-ZAI](#) Council District: 15 – Buscaino  
CEQA: ENV-2015-3623-MND Expiration Date: 6-4-16  
Plan Area: Harbor Gateway Appeal Status: Appealable to City Council,  
ZC appealable by applicant only, if disapproved  
in whole or in part

**PUBLIC HEARING** – Completed on March 2, 2016

**Location:** 22341, 22331, 22321 S. NORMANDIE AVENUE

**Proposed Project:**

The project is requesting a General Plan Amendment to change the existing land use designation from Limited Manufacturing to Low Residential land uses, a Zone Change from M2-1 to [Q]R1-1, and a Zoning Administrator's Interpretation, in conjunction with the construction, use, and maintenance of four single-family homes.

**Requested Actions:**

1. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Harbor-Gateway Community Plan to re-designate three parcels from Limited Manufacturing and Low Residential land use to Low Residential land use.
2. Pursuant to LAMC Section 12.32-F, a Zone Change from M2-1 to [Q]R1-1 for Lots 2, 3, and 4 of the approved Vesting Tentative Tract No. 53196.
3. Pursuant to LAMC Section 12.21-A,2, a Zoning Administrator's Interpretation to allow:
  - a. Reduced front and rear yards on Lots 2, 3, and 4.
  - b. Screen and retaining walls varying between eight to 13 feet in height, for retaining and sound attenuation purposes, along the easterly/rear of the property line.

- c. Reduced lot area of 4,350 square feet in lieu of the otherwise required 5,000 square feet for Lot 4.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2015-3623-MND) for the above referenced project.
5. Pursuant to Section 21081.6 of the California Public Resources Code, adopt the Mitigation Monitoring Plan for the above referenced project.

**Applicant:** Normandie220, LP  
**Representative:** Leslie Lombard, Urban Concepts

**Recommended Actions:**

1. Recommend that the City Council and the Mayor approve a General Plan Amendment to amend the Harbor Gateway Community Plan to re-designate three parcels from Limited Manufacturing to Low Residential land use.
2. Recommend that City Council approve a Zone Change from M2-1 to [Q]R1-1, with the Conditions of Approval.
3. Approve a Zoning Administrator's Interpretation to allow reduced yards, screen and retaining walls of varying heights, and a reduced lot area on Lot 4.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. ENV-2015-3623-MND as adequate for the project.
6. Adopt the Mitigation Monitoring Program for ENV-2015-3623-MND as adequate for the project.
7. 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.
8. 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:** Heather Bleemers, (213) 978-0092

**7. CPC-2015-3674-DB-SPR-ZAI**

CEQA: ENV-2015-3675-MND

Plan Area: Silver Lake-Echo Park-  
Elysian Valley

Council District: 13 – O'Farrell

Expiration Date: 5-16-16

Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on March 2, 2016

**Location:** 1740, 1746, 1746 ½, 1750, 1752, 1756, 1756 ½, N. GLENDALE BOULEVARD

**Proposed Project:**

Demolition of two commercial buildings and the construction, use, and maintenance of a new 70-unit apartment building (including 62 residential apartment units and eight live/work units), that will be five-stories, having 90 vehicle parking spaces and 80 bicycle parking spaces, on an approximate 30,180 square foot-site in the [Q]C2-1VL Zone. The project will include eight (8) density bonus units reserved for Very Low Income Households. A haul route will be requested.

While the proposed project is requesting incentives found within the "On-Menu" category of Los Angeles Municipal Code (LAMC) Section 12.22-A, 25(f) for increased floor area and increased height, due to LAMC Section 12.22-A, 25(e)(2)(iv), projects located in a Very High Fire Hazard Severity Zone are required to be processed in an "Off-Menu" manner, requiring City Planning Commission approval, otherwise not required of On-Menu requests. The third Off-Menu request to allow a waiver of Bureau of Engineering improvements is an Off-Menu request.

**Applicant:** Leong Yin Moy, Aragon Properties Corp.  
Representative: Dana Sayles, three6ixty

**Requested Actions:**

1. Pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus (with a set aside of 11 percent, eight (8) units, for Very Low Income Households); a Density Bonus Parking Incentive (Parking Option 1) and three (3) Off-Menu Waivers as follows:
  - a. Pursuant to LAMC Section 12.22-A,25(f)(4), an Off-Menu Waiver to permit a 35 percent increase in Floor Area Ratio of 2.03:1 (61,269 square feet.), in lieu of the otherwise permitted 1.5:1 (45,270 square feet).
  - b. Pursuant to LAMC Section 12.22-A,25(f)(5), an Off-Menu Waiver to permit an 11-foot increase in building height for a building of 56 feet as measured from plumb height (45 feet plus 11 feet) in lieu of the otherwise permitted 45 feet, for a maximum building height of 68 feet as measured from grade (45 feet and 12 feet plus 11 feet) in lieu of the otherwise permitted 57 feet.
  - c. An Off-Menu Waiver to waive the improvements recommended by Bureau of Engineering to fully improve Glendale Boulevard by providing a 40-foot half roadway and to fully improve Aaron Street by providing an 18-foot half roadway.
2. Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.
3. Pursuant to Section 12.21-A.2, a Zoning Administrator's Interpretation to determine lot orientation, in that Glendale Boulevard function as the front yard, Aaron Street function as a side yard, the northerly property also function as a side yard, and the eastern property line along the alley function as the rear yard.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.
5. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-3675-MND.

**Recommended Actions:**

1. Approve a 35 percent Density Bonus (with a set aside of 11 percent, eight (8) units, for Very Low Income Households); a Density Bonus Parking Incentive (Parking Option 1) and three (3) Off-Menu Waiver as follows:
  - a. Pursuant to Section 12.22-A,25(f)(4), an Off-Menu Waiver to permit a 35 percent increase in Floor Area Ratio of 2.03:1 (61,269 square feet.), in lieu of the otherwise permitted 1.5:1 (45,270 square feet).
  - b. Pursuant to LAMC Section 12.22-A,25(f)(5), an Off-Menu Waiver to permit an increase of 11 feet of building height for a building of 56 feet as measured from plumb height (45 feet plus 11 feet) in lieu of the otherwise permitted 45 feet, for a maximum building height of 68 feet as measured from grade (45 feet and 12 feet plus 11 feet) in lieu of the otherwise permitted 57 feet.
  - c. An Off-Menu Waiver to waive the improvements recommended by Bureau of Engineering to fully improve Glendale Boulevard by providing a 40-foot half roadway and to fully improve Aaron Street by providing an 18-foot half roadway.
2. Approve a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.
3. Approve a Zoning Administrator's Interpretation to determine lot orientation, in that Glendale Boulevard function as the front yard, Aaron Street function as a side yard, the northerly property also function as a side yard, and the eastern property line along the alley function as the rear yard.
4. Adopt the Mitigated Negative Declaration ENV-2015-3675-MND.
5. Adopt the Mitigation Monitoring Program for ENV-2015-3675-MND.
6. Adopt the Findings.
7. 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.

8. 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:** Heather Bleemers, (213) 978-0092

8. **CPC-2016-1245-CA**

CEQA: N/A

Plan Areas: All

Council Districts: All

Expiration Date: N/A

Appeal Status: N/A

**Location:** CITYWIDE

**Proposed Project:**

An ordinance to repeal subsections 12.24 W.43 and 12.24 W.44 of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of complying with state law AB 1866 on Second Dwelling Units and grandfathering Second Dwelling Units permitted since June 23, 2003.

**Applicant:** City of Los Angeles

**Recommended Actions:**

1. Approve the proposed ordinance and recommend its adoption by City Council.
2. Adopt the staff report as its report on the subject.
3. Adopt the Findings.
4. Approve and 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 Public Resources Code 21080.17 and CEQA Guidelines sections 15061(b)(3) and 15303.

**Staff:** Matthew Glesne (213) 978-2666

The next scheduled regular meeting of the City Planning Commission will be held on:

**Thursday, May 26, 2016**

**VAN NUYS CITY HALL  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 90401**

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).