

CITY PLANNING COMMISSION
CORRECTED AGENDA
THURSDAY, FEBRUARY 28, 2019 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, AIA, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 hard copies must be submitted the day of the meeting. 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.

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 Rules and Operating 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 than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at 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 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA 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.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR** – (Items 5a and 5b)

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.

5a. [CPC-2018-3906-ZC-CUB-CUX](#)
CEQA: ENV-2007-5777-MND-REC1
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 02-28-19

PUBLIC HEARING – Completed January 2, 2019

PROJECT SITE: 960 North La Brea Avenue

PROPOSED PROJECT:

Tenant improvements and the change of use of an existing 58,417 square-foot, maximum 72-foot in height commercial warehouse building to a private athletic club with a rooftop pool, restaurant with rooftop outdoor patio seating, spa/salon, and co-working office space. The project will include seating for 488 patrons total (303 indoor and 185 outdoor) and include live entertainment and public dancing. Proposed hours of operation are from 5:00 a.m. to 12:00 a.m. (midnight), daily.

REQUESTED ACTIONS:

1. Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2007-5777-MND adopted on November 10, 2010; and pursuant to CEQA Guidelines Sections 15162 and 15164, as supported by the addendum dated December 6, 2018, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from (Q)M1-1 to M1-1;
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and
4. Pursuant to LAMC Section 12.24 W.18, a Conditional Use to permit public dancing.

Applicant: Sebastian Schoepe, 960 N. La Brea, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group

Staff: JoJo Pewsawang, City Planner
jojo.pewsawang@lacity.org
(213) 978-1214

5b. [CPC-2019-766-MSC](#)
CEQA: ENV-2016-3391-EIR; SCH No. 2015021014
Plan Area: Los Angeles International Airport

Council District: 11 – Bonin
Last Day to Act: 05-05-19

PUBLIC HEARING – N/A

PROJECT SITE: 5523-5541 West 93rd Street

PROPOSED ORDINANCE:

An ordinance to allow the sale of portions of Los Angeles World Airports-owned properties.

RECOMMENDED ACTIONS:

1. Approve and recommend that the City Council find, based on the independent judgement of the Commission, after consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2016-3391-EIR (SCH No. 2015021014), certified on June 7, 2017, and pursuant to State CEQA

- Guidelines Sections 15162 and 15164, 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 the proposed ordinance to authorize the exchange of Los Angeles World Airports property with an adjacent private property owner; and
 3. Approve and recommend that the City Council adopt the proposed ordinance and findings.

Applicant: Los Angeles World Airports

Staff: Jonathan Hershey, Senior City Planner
jonathan.hershey@lacity.org
(213) 978-1337

6. [**CPC-2008-3470-SP-GPA-ZC-SUD-BL-M3**](#) Council District: 3 – Blumenfield
CEQA: ENV-2008-3471-EIR; SCH No. 1990011055 Last Day to Act: 05-05-19
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

PUBLIC HEARING – Completed May 3, 2018

PROJECT SITE: Warner Center 2035 Specific Plan

PROPOSED ORDINANCE:

Amendment to the Warner Center 2035 Specific Plan (“Plan”) to update and clarify the way mobility fees, pursuant to Section 7 of the Plan are assessed and calculated, with amendments to Sections 4, 5, and 7, and Appendices D and E of the Plan.

RECOMMENDED ACTIONS:

1. Approve and recommend that the City Council find, based on the independent judgement of the Commission, after consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2008-3471-EIR (SCH No. 1990011055), certified on April 24, 2013, and pursuant to State CEQA Guidelines Sections 15162 and 15164, 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 the proposed ordinance and findings, amending the Warner Center 2035 Specific.

Applicant: City of Los Angeles

Staff: Jonathan Hershey, Senior City Planner
jonathan.hershey@lacity.org
(213) 978-1337

7. [**CPC-2018-6339-MSC**](#) Council Districts: All
CEQA: N/A Last Day to Act: 07-01-19
Plan Area: Citywide

PUBLIC HEARING – Completed November 28, 2018; November 29, 2018; December 4, 2018;
December 6, 2018

PROJECT SITE: Citywide

PROPOSED PROJECT:

Department adoption of the State California Environmental Quality Act (CEQA) Guidelines and Appendix G of the Guidelines as the Department of City Planning CEQA Thresholds. The Governor’s Office of Planning and Research adopted, in 2018, comprehensive updates to the California Environmental Quality Act Guidelines and Appendices. The Department of City Planning’s adoption of CEQA Guidelines and Appendix G as the Department’s CEQA Thresholds of significance will ensure compliance with existing State law and any future updates to State law.

RECOMMENDED ACTION:

Endorse the Department of City Planning’s adoption of the State CEQA Guidelines and Appendix G of the Guidelines as the Department’s CEQA Thresholds.

Applicant: City of Los Angeles

Staff: Diana Kitching, City Planner
diana.kitching@lacity.org
(213) 978-1308

8. **CPC-2018-6577-MSC**

CEQA: N/A
Plan Area: Citywide

Council Districts: All
Last Day to Act: 07-01-19

PUBLIC HEARING – Completed November 28, 2018; November 29, 2018; December 4, 2018; December 6, 2018

PROJECT SITE: Citywide

PROPOSED PROJECT:

An update to the Transportation Section of the Los Angeles CEQA Thresholds Guide to comply with State legislation (Senate Bill 743). State guidelines require all cities to update their transportation impact analysis metrics to vehicle miles traveled (VMT) before July 1, 2020. This approach prioritizes the safety and access of all street users. The State is also proposing a comprehensive update to the CEQA Guidelines. Accordingly, the Department of City Planning is updating its CEQA significance thresholds as part of the State’s 2019 update to CEQA.

RECOMMENDED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed resolution is not a project under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(1), CEQA Guidelines Section 15378 and is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308, and none of the exceptions in Section 15300.2 apply;
2. Approve and recommend that the City Council adopt the proposed Resolution pursuant to Senate Bill 743 and CEQA Guidelines, Sections 15064.3 and 15064.7(b), updating the City’s adopted transportation thresholds;
3. Adopt the staff report as the Commission’s report on the subject;
4. Adopt the findings; and
5. Recommend that the City Council instruct the Department of City Planning and the Department of Transportation to report back annually for two years on status and any additional changes needed to meet the intent of Senate Bill 743.

Applicant: City of Los Angeles

Staff: Rubina Ghazarian, City Planner
rubina.ghazarian@lacity.org
(213) 978-1194

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

Thursday, March 14, 2019
Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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.