

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 10, 2015 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
Dana Perlman, Commissioner
Vacant, Commissioner

Michael J. LoGrande, Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 5 and 7.

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 than three working days (72 hours) 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 No. Main Street, Los Angeles, California, and are accessible through the Internet at 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 – November 19, 2015

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-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR](#) Council District: 13 – O’Farrell
CEQA: ENV-2013-1938-EIR, SCH#2013081022 Expiration Date: 11-19-15 (extended)
Plan Area: Hollywood Appeal Status: Appealable to City Council,
Related Case: VTT-72213-1A Zone Change appealable by applicant only, if
denied in whole or in part

PUBLIC HEARING – Completed on April 15, 2015
Continued from the November 19, 2015 meeting

Location: 6201-6229 W. SUNSET BOULEVARD, 1510-1520 N. ARGYLE AVENUE,
6210 W. SELMA AVENUE, 1531-1541 N. EL CENTRO AVENUE

Proposed Project:

Rehabilitation of the Hollywood Palladium for continued use and operation as an event venue, and new mixed-use development consisting of either: 731 dwelling units and 24,000 square feet of retail and restaurant uses (Option 1), ~~OR 598 dwelling units, a 250-room hotel with related hotel facilities, and 24,000 square feet of retail and restaurant uses (Option 2).~~ Under both options, two new buildings would be up to 30 stories and approximately 395 feet in height. The project would provide replacement parking for the Palladium in addition to the parking required to serve the new uses within subterranean and above-ground parking levels. The project proposes a maximum floor area ratio of 6:1 for the entire site, achieving a developed floor area of 927,354 square feet for the 154,648 square-foot site, which includes the 63,354 square-foot Palladium.

Requested Actions:

ENV-2013-1531-EIR

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report No. **ENV-2013-1938-EIR**, SCH No. 2013081022, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program.
3. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.

CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the adequacy of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2013-1938-EIR (SCH No. 2013081022), for the following actions:
2. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to change the land use designation of the northern portion of the project site from ‘Commercial Manufacturing’ to ‘Regional Center Commercial’.
3. Pursuant to Section 12.32 of the LAMC:
 - a. a Zone Change of the northern portion of the project site from [Q]C4-1VL-SN, and of the southern portion of the site from C4-2D-SN to [T][Q]C4-2D-SN (over the entire project site).
 - b. a Height District Change of the northern portion of the project site from ‘1VL’ to ‘2D’.
4. Pursuant to Section 12.24-W,1 of the LAMC, a Conditional Use for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurant/dining uses, ~~rooftop lounges, hotel and hotel-related amenities;~~ and, the sale of alcoholic beverages for off-site consumption in conjunction with a gourmet food/boutique wine store.

5. ~~Pursuant to Section 12.24-W,24 of the LAMC, a Conditional Use to allow a hotel within 500 feet of an R-Zone.~~
6. ~~Pursuant to Section 12.24-W,19 of the LAMC, a Conditional Use to allow Floor Area Averaging and Residential Density Transfer between the project site's two parcels.~~
7. Pursuant to Section 12.21-A,2 of the LAMC, a Zoning Administrator's Interpretation to specific the front, rear, and side yards of the project.
8. Pursuant to Section 12.21-A,2 of the LAMC, a Zoning Administrator's Interpretation relative to the use of automated parking.
9. Pursuant to Section 16.05 of the LAMC, Site Plan Review for a project which creates or results in an increase of 50,000 square feet of gross nonresidential floor area.
10. Findings of consistency with the Hollywood Redevelopment Plan as well as any necessary consideration by the authorized agency to the Community Redevelopment Authority, including all required notices to the extent necessary.

Applicant: CH Palladium, LLC
 Representative: Heather Crossner, Latham & Watkins, LLP

Recommended Actions:

1. Recommend that the City Planning Commission Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report and Errata, Environmental Clearance No. **ENV-2013-1938-EIR**, (SCH. No. 2013081022), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental CEQA Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
 - a. The Environmental Impact Report (EIR) for the Palladium Residences, which includes the Draft EIR and the Final EIR and Errata, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.
 - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. 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; and, 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.
3. Recommend that the City Council Approve a General Plan Amendment from Commercial Manufacturing to Regional Center Commercial.
4. Recommend that the City Council Approve a Zone and Height District Change from [Q]C4-1VL-SN and C4-2D-SN to [T][Q]C4-2D-SN.
5. Approve a Conditional Use, for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three restaurant/dining uses; and, the sale of alcoholic beverages for off-site consumption in conjunction with a gourmet food/boutique wine store.
6. Dismiss, without prejudice, the request for a Conditional Use to allow a hotel within 500 feet of an R Zone.
7. Dismiss, without prejudice, the request for a Conditional Use to allow Floor Area Averaging and Residential Density Transfer between the project site's two parcels.
8. Approve a Zoning Administrator's Interpretation specifying the front, rear, and side yards of the project.
9. Approve a Zoning Administrator's Interpretation relative to the use of automated parking.
10. Approve Site Plan Review for a project which creates or results in an increase of 50 or more

- dwelling units and 50,000 square feet of gross nonresidential floor area.
11. Find that, pursuant to Resolution No. 16 of the CRA/LA, Successor Agency to the Community Redevelopment Agency of the City of Los Angeles, the project, including land use and zoning as recommended, is consistent with the Hollywood Community Plan, with land use designations and regulations supersede the Hollywood Redevelopment Plan.
 12. Recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits.

Staff: Luciralia Ibarra, Hearing Officer (213) 978-1378

5. [VTT-72213-1A](#)

CEQA: ENV-2013-1938-EIR, SCH#2013081022
Plan Area: Hollywood
Related Case:
CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR

Council District: 13 – O'Farrell
Expiration Date: 11-19-15 (extended)
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 15, 2015
Continued from the November 19, 2015 meeting

Location: 6201-6229 W. SUNSET BOULEVARD, 1510-1520 N. ARGYLE AVENUE,
6210 W. SELMA AVENUE, 1531-1541 N. EL CENTRO AVENUE

Proposed Project:

Vesting Tentative Tract Map No. 72213 to permit one Master Lot and 19 airspace lots for the development of 731 residential condominiums and 24,000 square feet of retail and restaurant uses (Option 1), ~~OR, 598 residential condominium units, a 250-room hotel with related hotel facilities, and 24,000 square feet of retail and restaurant uses (Option 2).~~ The project request includes Haul Route approval for the export of approximately 235,000 cubic yards of material.

Rehabilitation of the Hollywood Palladium for continued use and operation as an event venue, and new mixed-use development consisting of 731 dwelling units and 24,000 square feet of retail and restaurant uses.

Requested Actions:

1. Pursuant to LAMC Section 17.03 of the Los Angeles Municipal Code, appeals of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-72213.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report No. **ENV-2013-1938-EIR**, SCH No. 2013081022, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
3. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program.
4. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.

Applicant: CH Palladium, LLC
Representative: Heather Crossner, Latham & Watkins, LLP
Appellant #1: David Simon, Kilroy Realty Corporation
Appellant #2: Miki Jackson, AIDS Healthcare Foundation

Recommended Actions:

1. Deny the appeals on the overall project (VTT-72213), but grant in part by removing all references of the Option 2 (Hotel), which included a maximum of 598 residential units, and a 250-room hotel.
2. Recommend that the 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-2013-1938-EIR**, (SCH. No. 2013081022), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
 - a. The Environmental Impact Report (EIR) for the Palladium Residences, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.
 - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
3. 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; and, 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: Luciralia Ibarra, Hearing Officer (213) 978-1378

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| 6. <u>CPC-2014-2847-VZC-DB</u>
CEQA: ENV-2014-2848-MND
Plan Area: West Los Angeles | Council District: 11 - Bonin
Expiration Date: 12-15-15
Appeal Status: Vesting Zone Change
appealable by applicant only, if
denied in whole or in part |
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PUBLIC HEARING – Completed on October 26, 2015

Location: 1650 - 1654 S. SAWTELLE BOULEVARD

Proposed Project:

The proposed project includes the construction of an approximately 42,152 square-foot apartment building that contains 48 dwelling units including four (4) units for very low income households. The proposed five-story building will be approximately 56 feet in height. The project will include a garage with three levels of below-grade parking to provide up to 77 parking spaces. The project will provide a minimum of 5,588 square feet of open space. The project site consists of two lots that comprise approximately 12,610 square feet. The site is located in the West Los Angeles Community Plan Area and is zoned C2-1VL with General Plan Designation of Neighborhood Commercial.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of the Mitigated Negative Declaration No. **ENV-2014-2848-MND** and the Mitigation Monitoring Program (MMP) for ENV-2014-2848-MND, for the above referenced project.

2. Pursuant to LAMC Section 12.32.Q, a Vesting Zone Change from C2-1VL (Commercial Zone) to (T)(Q)RAS4-1VL (Residential/Accessory Services Zone) to permit the construction, use and maintenance of 48 dwelling units.
3. Pursuant to LAMC 12.22 A.25, Density Bonus Affordable Housing Incentives to permit a 48-unit housing development, with four (4) units (11%) of the base 35 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1 to allow 77 residential parking spaces. The following two on-menu incentives are requested:
 - a. Floor Area Ratio (FAR). Pursuant to Section LAMC 12.22 A.25(f)(4), an increase in FAR of 35% from 3:1 to 4.05:1 resulting in an increase from 31,224 square feet to 42,152 square feet.
 - b. Height. Pursuant to Section LAMC 12.22 A.25(f)(5), a height increase of 35%, for a maximum of 56 feet, in lieu of the 45-foot maximum height otherwise allowed.

Applicant: Rexford Elegant Apartments, LLC
 Representative: Jay Nayssan

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. **ENV-2014-2848-MND** and the Mitigation Monitoring Program for the above referenced project.
2. Approve and Recommend that the City Council Adopt a Vesting Zone Change from the existing C2-1VL zone to (T)(Q)RAS4-1VL zone, subject to the Conditions of Approval.
3. Approve Density Bonus Affordable Housing Incentives to permit a 48-unit rental housing development, with four (4) units (11%) of the base 35 units allowed by right, restricted to Very Low Income Households for a period of 55 years, the utilization of Parking Option 1 to allow up to 77 residential parking spaces. The two on-menu incentives are as follows:
 - a. Floor Area Ratio (FAR) Increase of 35% to allow an FAR of 4.05:1 in lieu of 3:1 allowed by the zone.
 - b. Height Increase of 35% to allow a building height of 56 feet in lieu of the 45-foot height otherwise permitted.
4. Adopt the Findings.
5. 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.
6. 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: Michelle Levy, Hearing Officer (213) 978-1198

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| <p>7. <u>DIR-2014-2867-DB-SPR-1A</u>
 CEQA: ENV-2014-2868-MND
 Plan Area: West Los Angeles</p> | <p>Council District: 11 - Bonin
 Expiration Date: 12-18-15
 Appeal Status: Not further appealable</p> |
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PUBLIC HEARING

Location: 1947 S. SAWTELLE BOULEVARD

Requested Actions:

1. An appeal of the entire Director's Determination approving a Density Bonus and Site Plan Review project totaling 72 dwelling units, reserving at least 15 percent, or 8 dwelling units of the 54 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:
 - a. Floor Area Ratio. An allowance for a 35% increase in Floor Area Ratio in lieu of the normally

- required 3:1 Floor Area Ratio.
- b. Height. An increase in allowable maximum height from 45 feet to 56 feet in the C2 zone and from 33 feet to 44 feet in the R2 zone.
 - c. Averaging. An allowance to average floor area, density, open space, and parking over the project site, and permitting vehicular access from a less restrictive zone to a more restrictive zone.
2. Consideration of Mitigated Negative Declaration No. **ENV-2014-2868-MND**, and corresponding Mitigation Monitoring Program.

Applicant: Ken Kahan, Californina Landmark
Appellant: Yotaro Hashimoto, Hashimoto Nursery

Recommended Actions:

1. Deny the Appeal.
2. Sustain the Determination of the Director of Planning approving Site Plan Review and three on-menu Density Bonus Affordable Housing Incentives to allow the construction of 72 residential dwelling units.
3. Approve a technical correction to modify the restricted affordable units to 8 units instead of 9 units, for Very Low Income household occupancy for a period of 55 years.
4. Adopt Mitigated Negative Declaration No. **ENV-2014-2868-MND**, and corresponding Mitigation Monitoring Program (MMP), as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1 of the California Public Resources Code.
5. Adopt the Findings.

Staff: Michelle Levy, City Planner (213) 978-1198

8. **CPC-2015-3477-SP-SN** Council District: 9 – Price
Plan Area: South Los Angeles Expiration Date: 12-24-15
Appeal Status: Appealable to City Council
by applicant

CEQA: Los Angeles Memorial Sports Arena Redevelopment Project EIR SCH#2010041059,
Addendum to the Los Angeles Memorial Sports Arena Redevelopment Project EIR, ENV-2015-2497-
EIR

PUBLIC HEARING - Completed on October 20, 2015

Location: 3939 S. FIGUEROA STREET

Proposed Project:

Demolition of the existing Los Angeles Memorial Sports Arena; and the construction of a new 22,000 seat professional soccer stadium and associated amenities such as restrooms, concessions, press facilities, spectator viewing areas, luxury suites and club seating, and locker and dressing facilities, on a 15-acre site within the southeastern portion of Exposition Park. The project will include ancillary facilities to the stadium totaling approximately 105,900 square feet of floor area (119,000 gross square feet) that will consist of the following uses and floor areas: up to approximately 30,250 square feet of office and conference facility space, including no more than 21,250 square feet of office space; an approximately 36,000 square-foot "World Football" museum; up to approximately 27,750 square feet of team store or other retail space; and up to approximately 11,900 square feet of restaurant uses. The total amount of development (stadium and ancillary uses) would not exceed approximately 641,000 gross square feet. The stadium roof canopy will have a maximum height of 105 feet above street level, with rooftop structures extending to a maximum height of 115 feet. The project will also include a signage and lighting program to support the stadium's operations. Total signage for the project,

excluding aerial view signs, information signs, temporary signs, and interior signs, would be approximately 44,500 square feet, including up to approximately 19,200 square feet of digital signage. Signage types could include identification signs, temporary event signs, electronic digital displays, changeable message light-emitting diode (LED) boards, static signs, identification signs and retail/tenant identification signs, with both on-site and off-site signage allowed. Lighting for the project would include lighting of the stadium, including the field and associated amenities and ancillary uses (e.g., outdoor dining and seating areas, plazas, and walkways). In addition, the southwestern portion of the project site would be developed as a VIP parking lot with up to approximately 250 spaces. The project will include updates to the Coliseum District Specific Plan and establishment of a Sign District that primarily covers the existing area of the Specific Plan.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, review and consider the certification of the Los Angeles Memorial Sports Arena Redevelopment Project Environmental Impact Report (EIR) (SCH 2010041059), and the Addendum to the Los Angeles Memorial Sports Arena Redevelopment Project EIR, ENV-2015-2497-EIR, 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-E, approve a Specific Plan Amendment of the Coliseum District Specific Plan for the proposed development and operation of the LAFC stadium.
3. Pursuant to LAMC Sections 13.11 and 12.32-S, establish a Supplemental Use Sign District (Zone Change) including transfer of signage regulations currently found in the Coliseum District Specific Plan into the Sign District.

Applicant: Laurie Stone, University of Southern California
Representative: Lucinda Starrett, DJ Moore, Latham & Watkins, LLP

Recommended Actions:

1. Certify that the City Planning Commission assessed the certified Los Angeles Memorial Sports Arena Redevelopment Project Environmental Impact Report (SCH 2010041059) and the Addendum to the Los Angeles Memorial Sports Arena Redevelopment project Environmental Impact Report, **ENV-2015-2497-EIR**, SCH No. 2010041059, certified on September 17, 2015. The City Planning Commission finds 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 approve the amendment to the Los Angeles Coliseum District Specific Plan.
3. Recommend that the City Council approve the establishment of a Supplemental Use Sign District (Zone Change) including transfer of signage regulations currently found in the Coliseum District Specific Plan into the Sign District.
4. Recommend that the City Council adopt the Finding, Project Design Features, Statement of Overriding Considerations and Mitigation Monitoring Program.
5. 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.
6. 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: Henry Chu, Hearing Officer (213) 978-1324

Due to the Christmas Holiday,
the next scheduled regular meeting of the City Planning Commission will be held
on Thursday, December 17, 2015 at:

**Van Nuys City Hall Council Chamber
14410 Sylvan Street, 2nd Floor
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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.