

**OFFICIAL MINUTES**  
CITY OF LOS ANGELES  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 10, 2015, after 8:30 a.m.  
PUBLIC WORKS BOARD ROOM 350  
200 N. SPRING STREET, LOS ANGELES CALIFORNIA 91401

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President David Ambroz at 8:35 a.m.  
Commissioners present: Ahn, Choe, Katz, Mack, Millman, Perlman, Dake-Wilson  
Vacant: One

**1. DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports: Michael Lo Grande, Director of Planning spoke on the MGA project's final approval at Council and adaptive reuse.
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom had no report.
- C. Other items of interest

**2. COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – November 19, 2015

**Motion:** To approve the Minutes of Meeting for November 19, 2015.

Moved: Perlman  
Seconded: Katz  
Ayes: Ahn, Ambroz, Choe, Mack, Millman, Dake-Wilson  
Vacant: One

**Vote:** 8 – 0

**3. PUBLIC COMMENT PERIOD**

No speakers

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

**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

**Motion:** To approve the project as recommended by staff with modifications.

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

**Vote:** 7 – 0

5. VTT-72213-1A 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:  
 CPC-2014-3808-GPA-ZC-HD-CU-CUB-ZAI-SPR

**PUBLIC HEARING** – Completed on April 15, 2015

**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

**Motion:** To grant the appeal in part (to modify the Conditions of Approval). Deny in the appeal in part and sustain the Advisory Agency's approval of the Tract Map.

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

**Vote:** 7 – 0

6. CPC-2014-2847-VZC-DB Council District: 11 - Bonin  
CEQA: ENV-2014-2848-MND and **Addendum\*\*** Expiration Date: 12-15-15  
Plan Area: West Los Angeles Appeal Status: Vesting Zone Change  
appealable by applicant only, if  
denied in whole or in part

**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 (with Addendum\*\*)** 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 (with Addendum\*\*)** 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

**Motion:** To approve the project as recommended by staff with modifications.

Moved: Dake-Wilson  
Seconded: Mack  
Ayes: Ahn, Ambroz, Choe, Katz, Millman, Perlman  
Vacant: One

**Vote:** 8 – 0

7. DIR-2014-2867-DB-SPR-1A  
CEQA: ENV-2014-2868-MND  
Plan Area: West Los Angeles

Council District: 11 - Bonin  
Expiration Date: 12-18-15  
Appeal Status: Not further appealable

## **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

**Motion:** To grant the appeal in part to modify the Conditions of Approval, deny the appeal in part and sustain the Director of Planning's approval.

Moved: Perlman  
Seconded: Choe  
Ayes: Ahn, Ambroz, Katz, Mack, Millman, Dake-Wilson  
Vacant: One

**Vote:** 8 – 0

8. CPC-2015-3477-SP-SN  
Plan Area: South Los Angeles

Council District: 9 – Price  
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

**Motion:** To approve the project as recommended by staff with modifications.

Moved: Ambroz

Seconded: Mack

Ayes: Ahn, Katz, Perlman, Dake-Wilson

Noes: Millman

Absent: Choe

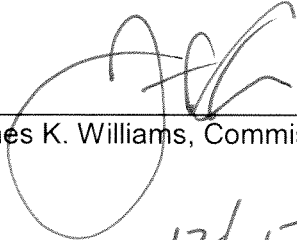
Vacant: One

**Vote:** 6 – 1

There being no further business to come before the City Planning Commission, the meeting adjourned at 4:25 pm.



\_\_\_\_\_  
David H. Ambroz, Commission President



\_\_\_\_\_  
James K. Williams, Commission Executive Assistant II

Adopted: \_\_\_\_\_

12/17/15