

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 14, 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, Commissioner
Dana Perlman, 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 No. 5.

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 – December 17, 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-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR**

CEQA: ENV-2012-3197-MND

Plan Area: Wilshire

Council District: 13 – O’Farrell

Expiration Date: 1-14-16

Appeal Status: Appealable to City Council,
Zone Change appealable by applicant only, if
denied in whole or in part

PUBLIC HEARING – Completed on September 11, 2015

Location:

2951, 2965, 2989, 2999, W. 6TH STREET, 530, 534 S. VIRGIL AVENUE,
(legally described as Lots 8 (Arb 2), 9; Block: 23; Tract: South Half of the West
End University Addition Tract and Lots: 46, 47, 48; Block: None; Tract:
Commonwealth Tract)

Proposed Project:

The proposed project is the addition of an approximately 80,000-square-foot six-story hotel to an existing 35,235-square-foot three-story commercial building, which includes a ground floor restaurant and basement restaurant/karaoke studio, and health spas on the second and third floors. In total, the development will be 115,367-square feet. The new hotel addition is 77’ 6” in height and includes a lobby area on the ground floor, a spa and fitness center for hotel guests on the second floor, and 99 guest rooms on levels three to six. Parking is provided in two levels (at-grade and subterranean) and an existing surface parking lot, providing a minimum total of 144 parking spaces and 85 bicycle parking spaces. The site consists of five contiguous lots comprising approximately 47,560 square feet in lot area. The site is currently improved with a three-story commercial building and a surface parking lot.

Requested Actions:

1. Pursuant to California Public Resources Code Section 21082.1(c)(3), a Mitigated Negative Declaration (ENV-2012-3197-MND) and the Mitigation Monitoring Program (MMP) for ENV-2012-3197-MND for the above referenced project.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change (ZC) from C2-1 (lots 8, 9, 47, and 48) and CR-1 (lot 46) to RAS4-1.
3. Pursuant to L.A.M.C. Section 12.24 W.24(c), a Conditional Use (CU) to permit a hotel use in the RAS4 Zone.
4. Pursuant to Section 12.24 W.1. of the Municipal Code, a Conditional Use (CUB) to extend an existing CUB into a 1,588-square-foot expansion to an existing 1,920 square-foot restaurant and permit the continued sale and dispensing of alcoholic beverages for on-site consumption as an incidental business in or access to the operation of a hotel.
5. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance (ZV) from Section 12.21 A.5. to allow 61 percent (100 spaces) of the required 164 parking spaces to be designed as compact stalls in lieu of the maximum 40 percent (66 spaces) allowed.
6. Pursuant to Section 12.28 of the Municipal Code, Zoning Administrator’s Adjustments (ZAA) from Section 12.11.5.C.1 to permit a front yard of two feet in lieu of five feet on Commonwealth Avenue; and Section 12.11.5.C.2 to permit a side yard of zero feet in lieu of five feet for the residential portion of the building on 6th Street.
7. Pursuant to Section 16.05 C.1(b) of the Municipal Code, a Site Plan Review (SPR) for a development with 50 or more guest rooms.

Applicant:

Grace Bee

Representative: Nathan Freeman, FMG

Recommended Actions:

1. Recommend that the City Council Adopt the Mitigated Negative Declaration No. **ENV-2012-3197-MND** and the Mitigation Monitoring Program (MMP) as adequate environmental clearance.
2. Recommend that the City Council Adopt a Zone Change (ZC) from C2-1 (lots 8, 9, 47, and 48) and CR-1 (lot 46) to RAS4-1.
3. Approve a Conditional Use (CU) to permit a hotel use in the RAS4 Zone.
4. Approve a Conditional Use (CUB) to extend an existing CUB into a 1,588-square-foot expansion to an existing 1,920 square-foot restaurant and permit the continued sale and dispensing of alcoholic beverages for on-site consumption as an incidental business in or access to the operation of a hotel.
5. Deny as not necessary, a Zone Variance (ZV) from Section 12.21 A.5. to allow 61 percent (100 spaces) of the required 164 parking spaces to be designed as compact stalls in lieu of the maximum 40 percent (66 spaces) allowed.
6. Approve a Zoning Administrator's Adjustment (ZAA) from Section 12.11.5.C.1 to permit a front yard of two feet in lieu of five feet on Commonwealth Avenue; and Section 12.11.5.C.2 to permit a side yard of zero feet in lieu of five feet for the residential portion of the building on 6th Street.
7. Approve a Site Plan Review (SPR) for a development with 50 or more guest rooms.
8. Adopt the Findings.

Staff:

Debbie Lawrence, Hearing Officer (213) 978-1163

5. [DIR-2014-4212-DB-1A](#) Council District: 11 - Bonin
CEQA: ENV-2014-4211-MND Expiration Date: 1-14-16
Plan Area: Brentwood-Pacific Palisades Appeal Status: Not further appealable

PUBLIC HEARING

Location: 625, 629 S. BARRINGTON AVENUE

Proposed Project:

Density Bonus/Affordable Housing Incentives Program Compliance for a project reserving at least 12 percent, four (4) dwelling units, of the 34 total "base" dwelling units permitted on the site for Very Low Income tenants/owners for a period of 55 years, for a project that proposes the construction of 46 total dwelling units, subject to the attached conditions of approval. The requested incentives are as follows:

- a. Floor Area Ratio. A 14 percent increase in the allowable Floor Area Ratio allowing a total floor area ratio of 3.42:1 in lieu of the permitted 3:1 FAR.
- b. Density Calculation. An allowance that the area of any land required to be dedicated for street or alley purposes may be included as lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located.

Requested Actions:

An appeal of the Director of Planning's Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of Mitigated Negative Declaration, **ENV-2014-4211-MND**.

Applicant: Jay Nayssan, Beverly Glen Luxurious Apartments, LLC

Appellant: Henry Macard, Le Provencal Homeowners Association

Recommended Actions:

1. Deny the appeal of the approval of two on-menu Density Bonus Affordable Housing Incentives.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 46 residential dwelling units.
3. Adopt Mitigated Negative Declaration, **ENV-2014-4211-MND** pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
4. Adopt the proposed Mitigation Monitoring Program.

Staff: Kevin Jones, City Planner (213) 978-1361

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

Thursday, January 28, 2016

**VAN NUYS CITY HALL
Council Chamber, 2nd 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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.