

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 14, 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 8:40 a.m.
Commissioners present: Ahn, Choe, Katz, Mack, Padilla, Perlman, Dake-Wilson
Commissioners absent: Millman

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 promoting 12 Senior Planners and then retiring from civil service effective Feb. 1, 2016.
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Donna Wong, Deputy City Attorney had no report.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar – Cm. Mack to be absent on March 10, 2016
- B. Commission Requests
- C. Minutes of Meeting – December 17, 2015

Motion: To approve the Minutes of Meeting for December 17, 2015.

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

Vote: 8 – 0

3. PUBLIC COMMENT PERIOD

1 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

Motion: To approve the project as recommended by staff with modifications to the traffic study.

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

Vote: 8 – 0

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| 5. | <u>DIR-2014-4212-DB-1A</u>
CEQA: ENV-2014-4211-MND
Plan Area: Brentwood-Pacific Palisades | Council District: 11 - Bonin
Expiration Date: 1-14-16
Appeal Status: Not further appealable |
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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

Motion: To continue the matter to a date uncertain.

Moved: Ambroz

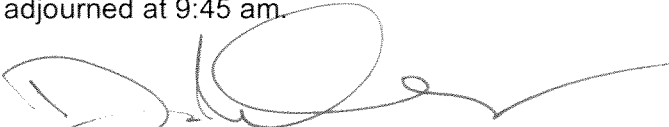
Seconded: Mack

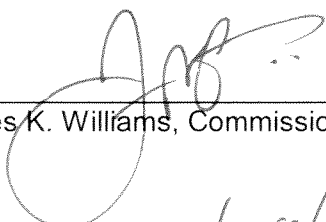
Ayes: Ahn, Choe, Katz, Padilla, Perlman, Dake-Wilson

Absent: Millman

Vote: 8 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:45 am.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: 1/28/16