

**LOS ANGELES CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 25, 2016, after 8:30 a.m.  
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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

Vincent P. Bertoni, AICP, 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. 4, 6.**

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](mailto: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](http://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 – February 11, 2016

**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-2015-4474-CA](#)  
CEQA: ENV-2015-4475-CE  
Plan Areas: All

Council Districts: All  
Expiration Date: N/A  
Appeal Status: N/A

## **PUBLIC HEARING**

**Location:** City Wide

### **Proposed Project:**

The proposed Unapproved Dwelling Unit ordinance amends Section 14.00 of the Los Angeles Municipal Code (LAMC) for the purpose of creating a new process for granting legal status to unapproved dwelling units in existing multiple-family buildings when certain affordability criteria are met. There is no development, change in land use, intensity or density proposed as part of this ordinance.

**Applicant:** Los Angeles Department of City Planning

### **Recommended Actions:**

1. Approve and Recommend that the City Council adopt the proposed ordinance.
2. Adopt the staff report as its report on the subject.
3. Approve and Recommend that the City Council based on the whole of the administrative record, determine that the ordinance is Categorically Exempt No. **ENV-2015-4475-CE** from the California Environmental Quality Act (CEQA Guidelines Section 15301).
4. Adopt the Findings.

**Staff:** Matthew Glesne, City Planning Associate (213) 978-2666

5. [CPC-2015-3596-ZC-CU-SPR-ZV](#)  
CEQA: ENV-2015-3597-MND  
Plan Area: Van Nuys-N. Sherman Oaks

Council District: 4 – Ryu  
Expiration Date: 3-15-16  
Appeal Status: Appealable to City Council, ZC is appealable by applicant only, if disapproved in whole or in part

**PUBLIC HEARING** – Completed on March 15, 2016

**Location:** 12828 W. RIVERSIDE DRIVE

### **Proposed Project:**

Demolition of an existing surface parking lot and the subsequent construction, use, and maintenance of a new four (4)-story, 49-foot, 10-inch in height hotel with 94 guest rooms, with approximately 46,860 square feet of floor area, on a 20,131 square-foot site (gross lot area). The proposed building will provide a total of 61 automobile parking spaces and 10 bicycle parking spaces. The project will involve the grading and export of approximately 15,194 cubic yards of dirt to accommodate two (2) subterranean levels of parking.

**Applicant:** Mark Hazan, Ramcal Management, Inc.  
Representative: Brad Rosenheim & Associates

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adoption of a proposed Mitigated Negative Declaration No. **ENV-2015-3597-MND**, and corresponding Mitigation Monitoring Program (MMP), as the CEQA clearance document for the project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change from (T)(Q)C2-1VL-RIO to RAS4-1VL-RIO.
3. Pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a hotel use within the RAS4 Zone.
4. Pursuant to LAMC Section 16.05, a Site Plan Review approval for a development project which will result in an increase of 50 or more guest rooms.
5. Pursuant to LAMC Section 12.27, a Zone Variance from Section 12.21 C.6 to allow the loading space required for the proposed hotel building to be provided on a lot adjoining the project site instead of on the same lot as the project site.

**Recommended Actions:**

1. Recommend that the City Council adopt the Mitigated Negative Declaration No. **ENV-2015-3597-MND** and the Mitigation Monitoring Program (MMP) as adequate environmental clearance.
2. Disapprove the Zone Change request as filed.
3. Approve and recommend that the City Council adopt a Zone Change from R3-1VL to (T)(Q)RAS4-1VL-RIO, subject to the (T) and (Q) Conditions of Approval.
4. Approve a Conditional Use to allow a hotel use within the RAS4 Zone.
5. Approve a Site Plan Review for a development which will result in an increase of 50 or more guest rooms.
6. Approve a Zone Variance from Section 12.21 C.6 to allow the loading space required for the proposed hotel building to be provided on a lot adjoining the project site instead of on the same lot as the project site.
7. Adopt the Findings.
8. 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.

**Staff:** Courtney Shum (818) 374-5058

6. **CPC-2007-253-DA-M1** Council District: 4 – Ryu, 2 - Krekorian  
CEQA: ENV-2007-254-EIR, SCH#2007071036 Expiration Date: 4-29-16  
Plan Area: Sherman Oaks-Studio City- Appeal Status: Not Appealable  
Toluca Lake-Cahuenga Pass

**PUBLIC HEARING**

**Location:** 100 UNIVERSAL CITY PLAZA

**Proposed Project:**

Amendment to Sec. 4.1.3.13 of the Development Agreement between the City of Los Angeles and Universal Studios, LLC (Ordinance No. 182,437; C-121996 adopted by City Council on February 5, 2013) pursuant to a council motion adopted by City Council on December 11, 2015 (CF 12-1657-S10), instructing the Department of City Planning to process an amendment to delete the fund deposit instructions for the Outpost Community Funds and the Cahuenga Boulevard Improvement Funds to now be paid directly to said neighborhoods by Universal Studios, including a refund of \$137,500 to Universal Studios already deposited with the City, as those funds will be paid directly to those neighborhoods by Universal Studios.

**Applicant:** City of Los Angeles, Department of City Planning

**Requested Actions:**

1. Pursuant to Section 21666 of the California Public Resources Code and the California Environmental Quality Act (CEQA) Guidelines section 15162, FIND on the basis of substantial evidence contained in the whole record, that since certification of the Environmental Impact Report of the Environmental Impact Report (EIR), **ENV-2007-254-EIR** (SCH No. 2007071036), on November 14, 2012, there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Project.
2. Pursuant to Section 65868 (Amendment) and Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, Approval of an Amendment of the Development Agreement between Universal Studios, LLC and the City of Los Angeles as approved by Ordinance No. 182,437 (CF 12-1657, CPC Case No. 2007-253-DA), dated February 5, 2013.
3. Advise the Applicant that, pursuant to the 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.
4. Advise the Applicant that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption will be required to be submitted to the County Clerk prior to or concurrent with any Environmental Notice of Determination filing, if a Notice of Determination is filed.

**Recommended Actions:**

1. Recommend that the City Council FIND on the basis of substantial evidence contained in the whole record, that since certification of the Environmental Impact Report of the Environmental Impact Report (EIR), **ENV-2007-254-EIR** (SCH No. 2007071036), on November 14, 2012, there have been no changes to the Project, changes with respect to the circumstances under which the Project is being undertaken, or new information of substantial importance concerning the Project, which cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and therefore no additional environmental review is required for the Project.
2. Approve and recommend that the City Council approve the amended Development Agreement between Universal Studios, LLC and the City of Los Angeles adopted by Ordinance No. 182,437 on February 5, 2013.
3. Adopt the Findings.
4. Advise the ~~Applicant~~ Property Owner that, pursuant to the 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.
5. Advise the ~~Applicant~~ Property Owner that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption will be required to be submitted to the County Clerk prior to or concurrent with any Environmental Notice of Determination filing, if a Notice of Determination is filed.

**Staff:** Elva Nuño O'Donnell, City Planner (818) 374-5066

The next scheduled regular meeting of the City Planning Commission  
will be held on **Thursday, March 10, 2016** at:

**Los Angeles City Hall  
Public Works Board Room 350  
200 N. 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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).