

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 25, 2016, after 8:30 a.m.
VAN NUYS CITYCOUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS 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 8:48 a.m.
Commissioners present: Ahn, Katz, Mack, Millman, Padilla, Perlman, Dake-Wilson
Commissioners absent: Choe

1. DIRECTOR'S REPORT

- A. Director of Planning Vince Bertoni gave the update on City Planning Commission Status Reports and Active Assignments and spoke on ReCodeLA.
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update):
- B. Legal actions and rulings update: Deputy City Attorney Donna Wong had no report.
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests – Letter to the City Attorney
- C. Minutes of Meeting – February 11, 2016

Motion: To approve the Minutes of Meeting for February 11, 2016.

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

Vote: 6 – 0

3. **PUBLIC COMMENT PERIOD**
Two speakers spoke on Quimby fees.

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

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

Moved: Ambroz
Seconded: Mack
Ayes: Ahn, Millman, Padilla, Dake-Wilson
Noes: Perlman
Abstained: Katz (unclear, not counted)
Absent: Choe

Vote: 6 – 1

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

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

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

Vote: 8 – 0

6. **CPC-2007-253-DA-M1**

CEQA: ENV-2007-254-EIR, SCH#2007071036
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4 – Ryu, 2 - Krekorian
Expiration Date: 4-29-16
Appeal Status: Not Appealable

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

Motion: To approve the project as recommended by staff with technical corrections.

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

Vote: 8 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:48 am.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 3/24/16