

COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA*
THURSDAY, DECEMBER 8, 2016 after 8:30 a.m.
PUBLIC WORKS BOARD ROOM - ROOM 350
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012
*Corrected Item 5c**

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**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. **[DIRECTOR'S REPORT](#)**

A. Update on City Planning Commission Status Reports and Active Assignments

1. Ongoing Status Reports -
 - a. MERV Filters Update
 - b. Re: CodeLA Update
2. City Council/PLUM Calendar and Actions
3. List of Pending Legislation

B. Legal actions and rulings update

C. Other items of interest

2. **[COMMISSION BUSINES](#)**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – November 10, 2016 and November 17, 2016

3. **[NEIGHBORHOOD COUNCIL PRESENTATION](#)**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. **[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-AGENDA 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.

5. **CONSENT CALENDAR** (Item No. 5a, 5b, 5c, 5d)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. [CPC-2016-1220-CU-ZV-ZAA-SPR](#)
CEQA: ENV-2016-1222-MND
Plan Area: Westlake

Council District: 1 - Cedillo
Last Day to Act: 01-16-17

PUBLIC HEARING – Completed September 21, 2016

PROJECT SITE: 1633 West 11th Street (1042 South Beacon Avenue) and
1650-1656 West 11th Street

PROPOSED PROJECT:

The project includes the demolition of an existing 15,368 square-foot commercial shop and office building at 1633 West 11th Street for the construction of a new two-story public charter school, Equitas Academy 3. The building will be approximately 32-feet in height and approximately 28,993 square-foot in area. The school will have a maximum enrollment of 500 students, grades K-8, with regular hours of operation from 6:30 a.m. to 3:30 p.m., Monday through Friday, in addition to after-school tutoring, typical special events, and a summer program. The project will provide a total of 30 parking spaces, five (5) of which will be located on the school site and the remaining will be located within an improved 14,945 square-foot vacant lot at 1650-1656 West 11th Street. In addition, the school is proposing 64 short-term and two (2) long-term bicycle parking spaces.

REQUESTED ACTIONS:

- 1. Consider adoption of Mitigated Negative Declaration No. ENV-2016-1222-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
- 2. Pursuant to LAMC Section 12.24-U,24, a Conditional Use Permit for the construction, use, and maintenance of an approximately 28,993 square-foot Kindergarten through 8th Grade public charter school in the C1-1-HPOZ Zone;

3. Pursuant to LAMC Section 12.24-F, a determination to allow the following yard deviations:
 - a. 7.5-foot front yard setback in lieu of the 10-feet otherwise required;
 - b. 3-foot side yard in lieu of the 5-feet otherwise required;
4. Pursuant to LAMC Section 12.24-S, a determination to allow of 66 bicycle spaces in lieu of the 80 spaces otherwise required;
5. Pursuant to LAMC Section 12.27, a Zone Variance to permit 20 of the elementary school's required automobile parking spaces to be located off-site in lieu of being located on the school site as required by LAMC Section 12.21 A 4 (s) and (g);
6. Pursuant to LAMC Section 12.28-A, an Adjustment to permit a 20 percent floor area increase; and
7. Pursuant to LAMC Section 16.05-E, a Site Plan Review for a change of use to other than a Drive-through or Fast Food use which results in a net increase of 1,000 or more daily trips.

Applicant: Eduardo Espinoza, Pacific Charter School Development Inc.
Representative: Michael Woodward

Staff: Lilian Rubio, Planning Assistant
(213) 978-1840
lilian.rubio@lacity.org

5b. [CPC-2016-1768-ZC-GPA](#)
CEQA: ENV-2016-1769-ND
Plan Area: Westchester-Playa Del Rey

Council District: 11 - Bonin
Last Day to Act: N/A

PUBLIC HEARING – Completed October 7, 2016

PROJECT SITE: Lots 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, and 180, Tract 12714 (W/S Sepulveda Boulevard at 83rd Street)

PROPOSED PROJECT:

Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32 and 11.5.6, a City-initiated ordinance to revise the existing zoning and land use designation for 13 strip lots on the west side of Sepulveda Boulevard between 80th and 83rd Streets.

REQUESTED ACTIONS:

1. Consider adoption of Negative Declaration No. ENV-2016-1769-ND for the project pursuant to CEQA Guidelines Section 15074(b);
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Westchester-Playa Del Rey Community Plan from Low Residential to Public Facilities; and
3. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from R1-1 to PF-1.

Applicant: City of Los Angeles

Staff: Antonio Isaia, City Planning Associate
(213) 978-1353
antonio.isaia@lacity.org

5c. **CPC-2015-3313-ZC-ZV-CU-SPR**

CEQA: ENV-2015-3314-MND

Plan Area: Silver Lake-Echo Park-Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 12-08-16

***PUBLIC HEARING** – Held May 25, 2016 (Variance not considered)

PROJECT SITE: 1625 West Palo Alto Street

PROPOSED PROJECT:

Construction, use, and maintenance of a four story, 55-foot in height, 49,470 square-foot hotel with 88 guest rooms. The project provides 51 automobile parking spaces and 24 bicycle parking spaces. The hotel includes semi-subterranean parking, a fitness center, a pool deck, and a first floor dining space (for hotel guests only).

REQUESTED ACTIONS:

1. Consider adoption of Mitigated Negative Declaration No. ENV-2015-3314-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, a Zone Change from C2-1VL to (T)(Q)R4-1VL;
3. Pursuant to LAMC Section 12.24-W.24(a), a Conditional Use to permit a hotel in the R4 Zone;
4. Pursuant to LAMC Section 12.24-F, a determination to allow the following yard and height deviations:
 - a. 0-foot front yard setback in lieu of the required 15-feet;
 - b. 1-foot eastern side yard setback in lieu of the required 7-feet;
 - c. *12-foot rear yard setback in lieu of the required 16-feet;
 - d. a height of 55-feet and four stories in lieu of the maximum 45-feet and 3 stories;
5. Pursuant to LAMC Section 12.27, a Zone Variance from Section 12.21-C,6 to allow a 11-foot, 6- inch ceiling height for a loading zone in lieu of the required 14-feet; and
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms.

Applicant: AJ Patel / Morgan's Legacy, LLC
Representative: Sheryl Brady / Permit Place

Staff: Jojo Pewsawang, City Planning Assistant
(213) 978-1214
jojo.pewsawang@lacity.org

5d. **CPC-2016-1759-CU-DB-SPR**

CEQA: ENV-2016-1758-MND

Plan Area: Wilshire

Council Districts: 10 – Wesson 13 – O'Farrell

Last Day to Act: 01-02-16

PUBLIC HEARING – Completed October 19, 2016

PROJECT SITE: 255 - 269 South Mariposa Avenue

PROPOSED PROJECT:

Demolition of a postpartum facility and the construction, use and maintenance of a seven-story 127,585 square-foot mixed-use development consisting of 121 residential units, including 3 live-work units, and 4,630 square-feet of commercial floor area. The maximum building height is 83-feet, 8-inches. The project provides a total of 154 automobile parking spaces and 149 bicycle parking spaces within one at-grade and two subterranean levels.

REQUESTED ACTIONS:

1. Consider adoption of Mitigated Negative Declaration No. ENV-2016-1758-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. Pursuant to Section 12.24-U26 of the Los Angeles Municipal Code, a Conditional Use Permit to allow a 65 percent Density Bonus for a total of 121 residential units (17 units, 23 percent set aside for Very Low Income Households), in lieu of the base density of 73 residential units;
3. Pursuant to Section 12.22-A 25 of the Los Angeles Municipal Code, a 35 percent Density Bonus (9 units, 11 percent, set aside for Very Low Income households); a Density Bonus Parking Incentive (pursuant to AB 744) to allow 0.5 parking space for the 0-1 bedroom units and 1 parking space for the 2 bedroom units; and three (3) On-Menu Incentives and Waivers as follows:
 - a. Pursuant to Section 12.22-A,25(f)(1) of the Los Angeles Municipal Code, an On-Menu Incentive to permit an eight-foot easterly side yard in lieu of the required ten feet;
 - b. Pursuant to Section 12.22-A,25(f)(8) of the Los Angeles Municipal Code, an On-Menu Incentive to permit floor area, density, open space and parking averaging over the project site, and permit vehicular access from a more restrictive zone (R4 Zone) to a less restrictive zone (C2 Zone);
 - c. Pursuant to Section 12.22-A,25(f), of the Los Angeles Municipal Code an Off-Menu Waiver to permit a Floor Area Ratio of 4.89 to 1 (4.89:1) in lieu of the maximum permitted 2.38 to 1 (2.38:1); and
4. Pursuant to Section 16.05 of the Los Angeles Municipal Code, Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

Applicant: Mark Ross, CGI Strategies
Representative: Jerome Buckmelter,
Jerome Buckmelter Associates, Inc

Staff: Oliver Netburn, City Planning Associate
(213) 978-1382
oliver.netburn@lacity.org

6. [DIR-2014-4762-DB-1A](#)
CEQA: ENV-2014-4763-CE
Plan Area: Hollywood

Council District: 5 - Koretz
Last Day to Act: 11-29-16
Continued from: 11-17-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 714-718 North Sweetzer Avenue

PROPOSED PROJECT:

Density Bonus Compliance for a project totaling 26 dwelling units, reserving two (2) units, or 10 percent of the 19 total "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 (FAR): A 32.5 percent increase in the allowable FAR allowing a total FAR of 3.975:1 in lieu of the otherwise permitted 3:1 FAR.
- b. Height: An 11-foot increase in the allowed Height, allowing 56 feet in Height in lieu of the otherwise permitted 45 feet.

The project is categorically exempt from CEQA pursuant to CEQA Guidelines, Section 21080 and LA CEQA Guidelines, Article III, Section, 1, Class 32.

APPEAL:

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.

Applicant: Afshin Etebar, ETCO Homes Inc.

Appellant: Solomon and Ingrid Solomon, abutting property owner
Eva Nathanson, abutting property owner

Staff: Nicole Sanchez, City Planning Assistant
(213) 978-3034
nicole.sanchez@lacity.org

*****THE FOLLOWING ITEMS WILL BE CONSIDERED AFTER 9:30 a.m. *****

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| 7. CPC-2016-2112-ZC
CEQA: ENV-2016-2011-ND
Plan Area: Various | Council Districts: 4, 5, 10 and 11
Last Date to Act: N/A
<i>Continued from 10-13-16, 11-10-16</i> |
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PUBLIC HEARINGS -Completed on August 29, 2016, August 30, 2016, August 31, 2016,
September 13, 2016, September 20, 2016 and October 13, 2016

PROJECT SITE:

The area consists of several communities throughout the City identified in the proposed Ordinances by the following neighborhood names: Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, Lower Council District 5, Inner Council District 5, Beverlywood, Fairfax, Mar Vista / East Venice, Kentwood and Pacific Palisades communities.

PROPOSED ORDINANCE:

As follow-up to Interim Control Ordinance number 183,497 and 184,381, the proposed zone change ordinance will provide more specialized development regulation for single-family dwelling units within the project boundaries identified in the proposal utilizing the new "R1- One-Family Variation Zones" proposed for the Los Angeles Municipal Code via a separate Code Amendment, case number CPC-2016-2110-CA. The new zones represent context sensitive zoning meant to preserve the neighborhood character of the Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, Lower Council District 5, Inner Council District 5, Beverlywood, Fairfax, Mar Vista / East Venice, Kentwood and Pacific Palisades communities. *(Note: The Commission has previously taken action on zone change requests for Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, Kentwood and Pacific Palisades. The action requested herein is only for Lower CD5, Inner CD5, Fairfax, and Mar Vista/East Venice.)*

REQUESTED ACTIONS:

1. Consider the previously adopted Negative Declaration No. ENV- 2016-2011-ND, adopted on November 10, 2016, as the CEQA clearance for the project.

2. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Lower Council District 5 proposed Ordinance Maps from R1-1 to R1V2 and R1V2-RG;
3. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Inner Council District 5 proposed Ordinance Maps from R1-1 to R1VNew;
4. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Fairfax proposed Ordinance Maps from R1-1 to R1VNew; and
5. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Mar Vista / East Venice proposed Ordinance Maps from R1-1 to R1V2 and R1VNew.

Applicant: City of Los Angeles

Staff: Christine Saponara, City Planner
(213) 978-1363
christine.saponara@lacity.org

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| 8. | <p><u>CPC-2016-961-HPOZ</u>
CEQA: ENV-2016-962-CE
Plan Area: Wilshire</p> | <p>Council Districts: 4 – Ryu, 10 – Wesson
Last Date to Act: N/A
<i>Continued from 10-13-16</i></p> |
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PUBLIC HEARING – Completed on August 20, 2016

PROJECT SITE: Properties generally bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the west

PROPOSED PROJECT:

Pursuant to LAMC Section 12.20.3.F, establishment of the Miracle Mile Historic Preservation Overlay Zone (HPOZ), and adoption of the Miracle Mile HPOZ Preservation Plan.

REQUESTED ACTIONS:

1. Determine that the Project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the Miracle Mile HPOZ and Preservation Plan.
2. Recommend that the City Council approve the establishment of the proposed Miracle Mile Historic Preservation Overlay Zone (HPOZ).
3. Find that the proposed Miracle Mile HPOZ ordinance boundaries are appropriate.
4. Adopt the Miracle Mile HPOZ Preservation Plan.
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Renata Dragland, City Planning Associate
(213) 978-1797
renata.dragland@lacity.org

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

Thursday, December 15, 2016

**Van Nuys City Hall
City Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401**

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