

CITY PLANNING COMMISSION
***REVISED REGULAR MEETING AGENDA**
THURSDAY, JUNE 8, 2017 after 8:30 a.m.
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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://planning.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 **7 days** 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 on-line at <http://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

Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
- B. Legal actions and issues update
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – May 11, 2017

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 (5a, 5b)**

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-2012-3028-CU-ZV-PA1**

CEQA: ENV-2012-3029-MND-REC1

Plan Area: Hollywood

Related Cases: CPC-2012-3028-CU-ZV

Council District: 4 – Ryu

Last Day to Act: 06-29-17

PUBLIC HEARING - Completed September 12, 2016 and March 6, 2017

PROJECT SITE: 921-933 North Highland Avenue;
926-928 North Citrus Avenue

PROPOSED PROJECT:

A Plan Approval to allow the continued use of an after-school private educational center for Grades K through 8, with a maximum enrollment of 150 students, and hours of operation of 1:30 p.m. to 8:00 p.m. for students, and 9:00 a.m. to 8:00 p.m. for administrative use, originally approved under Case No. CPC-2012-3028-CU-ZV. Review compliance with the Conditions of Approval of the original grant, including the following: the carpool program and queuing plan, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations, student drop-off and pick-up, and other activities on the surrounding businesses. Modify conditions related to enrollment and hours of operation. Remove conditions related to traffic/parking, drop-off/pick-up operations, and the escort/chaperone plan.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2012-3029-MND ("Mitigated Negative Declaration") adopted on October 8, 2013; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated May 22, 2017, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC) and Condition No. 30 of the Conditional Use grant, a Plan Approval to review the effectiveness of, and the level of compliance with, the terms and conditions of the grant, including the effectiveness of the carpool program and queuing plan, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations, student drop-off and pick-up, and other activities on the surrounding businesses;
3. Pursuant to LAMC Section 12.24 M and Condition No. 30 of the Conditional Use grant, a **Plan Approval** to modify and remove conditions as follows:
 - a. Modify Condition No. 5.a to permit an increase in enrollment from 150 to 300 students, which includes 150 students maximum during the weekday and 150 students maximum during the weekend;
 - b. Modify Condition No. 13a to permit an increase in the hours of operation for after school classroom instruction from 1:30 p.m. to 8:00 p.m., daily to:
 - i. 1:00 p.m. to 9:00 p.m., weekdays;
 - ii. 8:00 a.m. to 5:00 p.m., weekends; and
 - iii. 9:00 a.m. to 4:00 p.m., summer weekdays

- c. Modify Condition No. 13b to permit an increase in the hours of operation for administrative use and teacher preparations from 9:00 a.m. to 8:00 p.m., daily, to:
 - i. 9:00 a.m. to 10:00 p.m., weekdays;
 - ii. 7:30 a.m. to 6:00 p.m., weekends; and
 - iii. 8:30 a.m. to 10:00 p.m. on summer weekdays.
- d. Modify Condition No. 15 to distinguish between summer and non-summer hours of operation.
- e. Remove Condition No. 16, which requires an annual report on all rules regulating school traffic and parking to be sent to parents, students, faculty, staff and the City Planning Department;
- f. Remove Condition No. 17, which requires parking monitors in distinctive attire in the parking lot during all drop-off and pick-up hours;
- g. Remove Condition No. 18, which requires an escort/chaperone plan agreed upon by participating schools; and
- h. Remove Condition No. 19, which requires a designated drop-off/pick-up area, a plan containing details on locations and posting of monitors, and information on queuing and unloading/loading of students.

Applicant: Josh Taylor; 9 Dots Community Learning
Representative: Stacey Brenner; Gonzalez, Quintana, Hunter & Cruz, LLC

Staff: Mindy Nguyen, City Planner
mindy.nguyen@lacity.org
(213) 978-1241

5b. [CPC-2016-4190-VZC-HD-BL-DB-SPR](#)
CEQA: ENV-2016-4191-MND
Plan Area: Northridge
Related Case: VTT-74504

Council District: 12 –Englander
Last Day to Act: 07-03-17

PUBLIC HEARING – Completed May 2, 2017

PROJECT SITE: 18401 West Nordhoff Street;
18417-18419 West Nordhoff Street

PROPOSED PROJECT:

The demolition of existing structures and the construction, use, and maintenance of a new five (5) story mixed-use building consisting of a total of 146 residential dwelling units and 2,000 square feet of ground floor commercial area. The project will set aside 15 percent (17 dwelling units) of the base density for Very Low Income Households, qualifying for a 35 percent density bonus increase. The project will include one-level of subterranean parking and will provide a total of 232 automobile parking spaces on the ground floor and in the subterranean level.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4191-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Sections 12.32-F and Q, of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from the RA Zone to the R3 Zone for the portion of the Project Site

- located at 18401 West Nordhoff Street and from CR and P Zones to C2 Zone for the portion of the Project Site located at 18417 and 18419 West Nordhoff Street;
3. Pursuant to LAMC Section 12.32-F, a Height District Change from Height District 1-L to Height District 1-VL for the proposed C2 Zone parcel;
 4. Pursuant to LAMC Section 12.32-R,2(f), a Building Line Removal of the 25-foot building line, established pursuant to Ordinance 99,671, on the northern side of Nordhoff Street for the portion of the Project Site located at 18401 West Nordhoff Street;
 5. Pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus with 15 percent (17 dwelling units) reserved for Very Low Income Households, to permit the construction of a mixed-use building with 146 dwelling units and 2,000 square feet of ground floor commercial space, utilizing Parking Option 1 and requesting three (3) On-Menu Incentives and four (4) Modifications to Development Standards (Off-Menu Incentives):
 - a. Pursuant to LAMC Section 12.22-A,25(f)(4)(i), a 35 percent increase in the allowable Floor Area Ratio (FAR);
 - b. Pursuant to LAMC Section 12.22-A,25(f)(7), to permit the density calculation to be based on the area of any land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the underlying zone;
 - c. Pursuant to LAMC Section 12.22-A,25(f)(8), averaging of the FAR, Density, Parking, Open Space, and permitting Vehicular Access between the proposed R3-1 and C2-1VL Zones;
 - d. Pursuant to LAMC Section 12.22-A,25(g)(3)(ii), to permit an 11-foot increase in height for a maximum height of 56 feet in lieu of the permitted 45 feet in the proposed R3-1 and C2-1VL Zones and a maximum of five (5) stories in lieu of the permitted three (3) stories in the C2-1VL Zone;
 - e. Pursuant to LAMC Section 12.22-A,25(g)(3)(ii), to permit a reduced rear yard of 15 feet in lieu of the required 17 feet in the proposed C2-1VL Zone;
 - f. Pursuant to LAMC Section 12.22-A,25(g)(3)(ii), to permit a reduced front yard of 12 feet in lieu of the required 15 feet in the proposed R3-1VL Zone;
 - g. Pursuant to LAMC Section 12.22-A,25(g)(3)(ii), to permit access to the Project Site off of Darby Avenue_(adjacent property) in lieu of a street, or alley, or a private street, or easement approved in accordance with the provisions of Article 8 of the LAMC as required pursuant to LAMC Section 12.21-A,4(h) and
 6. Pursuant to LAMC Section 16.05, Site Plan Review for a project which creates 50 or more dwelling units.

Applicant: Robert Lopata, Nordhoff Darby, LLC
 Representative: Katherine Casey, Craig Lawson & Co., LLC

Staff: May Sirinopwongsagon, City Planner
 (213) 978-1372
may.sirinopwongsagon@lacity.org

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| 6. CPC-2017-2107-MS
CEQA: ENV-2007-2108-CE
Plan Area: Central City
Related Cases: CPC-2008-4504-MS
CPC-2008-4502-GPA | Council District: 14 - Huizar
Last Day to Act: N/A |
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PUBLIC HEARING REQUIRED

PROJECT SITE: Subarea of the Central City Community Plan for an area generally bounded by the 101 freeway to the north, the 110 freeway on the west, the 10 freeway on the south, and San Pedro and Alameda Streets on the east.

PROPOSED PROJECT:

Downtown Design Guide Update: The Downtown Design Guide Update (Proposed Update) clarifies and updates the existing Downtown Design Guide to reflect shifts in existing conditions, visions, and administration since its original release in 2009. The Proposed Update includes:

1. Clarifications of existing guidelines and standards in the Design Guide; and
2. Updates to case processing and administration following the dissolution of the California Redevelopment Agency and clarifies the Design Guide relationship to several ordinances adopted since 2009.

REQUESTED ACTION:

Pursuant to Charter Sections 551, 556 and 558 and Section 11.5.4 of the Municipal Code, adoption of the Updated Design Guide by the City Planning. The Updated Design Guide is an implementation tool to assist in developing context-sensitive guidelines as allowed and derived from the Central City Community Plan towards implementation of the General Plan.

Applicant: City of Los Angeles

Staff: Simon Pastucha, Senior City Planner
simon.pastucha@lacity.org
(213) 978-0628

7. **CPC-2015-4398-GPA-ZC-HD-ZAD-CU** Council Districts: 8 – Harris-Dawson
CEQA: ENV-2012-1962-EIR; SCH No. 2008101017 10 – Wesson Jr.
Plan Area: West Adams-Baldwin Hills-Leimert Last Day to Act: 06-08-17
Related Case: CPC-2016-3681-DA Continued from: 04-20-17

PUBLIC HEARING – Completed December 21, 2016

PROJECT SITE: 3650 and 3691 West Martin Luther King Jr. Boulevard;
3901-4145 South Crenshaw Boulevard;
4020-4090 South Marilton Avenue;
3701-3791 West Santa Rosalia Drive;
3625-3649 West Stocker Street

The site is bordered by West 39th Street to the north, Crenshaw Boulevard to the east, Stocker Street to the south, and Santa Rosalia Drive and Marilton Avenue to the west; and bisected into two portions by Martin Luther King Jr. Boulevard.

****Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to the meeting of July 13, 2017*. (Motion required)**

PROPOSED PROJECT:

Redevelopment of the existing Baldwin Hills Crenshaw Plaza, resulting in a mixed-use retail, commercial, office, hotel, and residential project totaling approximately 3,072,956 square feet of floor area. The existing enclosed mall structure and cinema will be maintained and 77,933 square feet of the existing free-standing structures will be demolished. The project will result in a total net floor area of approximately 2,056,215 square feet consisting of: 331,838 square feet of retail/restaurant uses, 143,377 square feet of office uses, 346,500 square feet of hotel uses providing up to 400 hotel rooms, and 1,234,500 square feet of residential uses within 961 residential units (551 condominiums and 410 apartments). The project includes a total of 6,829 parking spaces and 885 bicycle spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR, SCH No. 2008101017 certified on January 18, 2017; and no subsequent EIR or addendum is required for approval of the project;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the West Adams-Baldwin Hills-Leimert Community Plan to modify Footnote 1 to allow Height District 2 in the Regional Commercial land use designation;
3. Pursuant to LAMC Section 12.32, a Zone and Height District Change from C2-2D and [T][Q]C2-2D to [T][Q]C2-2D to:
 - a. Revise the "D" Limitation as established by Ordinance No. 165,481 to allow a Floor Area Ratio up to 3:1 across the entire site, in lieu of the "D" Limitation of a 3:1 FAR of each lot and a 1.5:1 FAR total across the entire site; and
 - b. Revise the "Q" Condition as established by Ordinance No. 162,020 to allow two parking spaces per 1,000 square feet for the commercial and office use, in lieu of the "Q" Condition requiring three parking spaces per 1,000 square feet.
4. Pursuant to LAMC Section 12.24-W, 19, a Conditional Use to allow floor area ratio averaging for a unified development;
5. Pursuant to LAMC Section 12.24-Y, a Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for the commercial use located within 1,500 feet of a transit facility; and
6. Pursuant to LAMC Section 12-24-X, 20, a Zoning Administrator's Determination to allow shared parking for commercial uses.

Applicant: Capri Urban Baldwin, LLC; Capri Urban Crenshaw, LLC
Representative: Marcos Velayos, Park & Velayos

Staff: Christina Toy Lee, City Planner
christina.toy-lee@lacity.org
(213) 473-9723

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| 8. | <u>CPC-2016-3681-DA</u>
CEQA: ENV-2012-1962-EIR; SCH No. 2008101017
Plan Area: West Adams-Baldwin Hills-Leimert
Related Case: CPC-2015-4398-GPA-ZC-HD-ZAD-CU | Council Districts: 8 – Harris-Dawson
10 – Wesson
Last Day to Act: 06-08-17
Continued from: 04-20-17 |
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PUBLIC HEARING - Completed December 21, 2016

PROJECT SITE: 3650 and 3691 West Martin Luther King Jr. Boulevard;
3901-4145 South Crenshaw Boulevard;
4020-4090 South Marlton Avenue;
3701-3791 West Santa Rosalia Drive;
3625-3649 West Stocker Street

The site is bordered by West 39th Street to the north, Crenshaw Boulevard to the east, Stocker Street to the south, and Santa Rosalia Drive and Marlton Avenue to the west; and bisected into two portions by Martin Luther King Jr. Boulevard

****Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to the meeting of July 13, 2017*. (Motion required)**

PROPOSED PROJECT:

Development Agreement for the provision of community benefits in Council Districts 8 and 10, in exchange for a proposed term of 20 years.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR, SCH No. 2008101017 certified on January 18, 2017; and no subsequent EIR or addendum is required for approval of the project; and
2. Pursuant to California Code Sections 65864-68869.5, a Development Agreement with the City of Los Angeles.

Applicant: Capri Urban Baldwin, LLC; Capri Urban Crenshaw, LLC
Representative: Marcos Velayos, Park & Velayos

Staff: Christina Toy Lee, City Planner
christina.toy-lee@lacity.org
(213) 473-9723

9. **CPC-2011-927-GPA-ZC-HD-SP-CUP-M2****
CEQA: EIR SCH No. 2009011101
Plan Area: South Los Angeles
Related Case: CPC-2011-1171-DA

Council District: 9 – Price, Jr.
Last Day to Act: N/A
Continued from: 05-11-17

PUBLIC HEARING – Completed April 21, 2017

PROJECT SITE: 929 Jefferson Boulevard
University of Southern California Park Campus Specific Plan (Subarea 3)

****Request from the Applicant to the City Planning Commission to continue the matter. (Motion required)**

PROPOSED PROJECT:

An amendment to Appendix B, Jefferson Boulevard Streetscape Plan, of the USC University Park Campus Specific Plan to allow two vehicular lay by lanes/drop off lanes within the required public sidewalk and the provision of the required 14-foot sidewalks partially on private property via public easement.

REQUESTED ACTIONS:

1. Find that the Environmental Impact Report ENV-2009-271-EIR, SCH No. 2009011101 and related Environmental Findings and Statement of Overriding Considerations, previously certified by the City Council in connection with the adoption of the Specific Plan ordinance, are adequate environmental clearance for this action;

2. Pursuant to 11.5.7 of the Los Angeles Municipal Code and Section 14 of the USC University Park Campus Specific Plan, an Amendment of the Jefferson Boulevard Streetscape Plan (Appendix B of the USC University Park Campus Specific Plan), to modify the street standards for W. Jefferson Boulevard to include two drop off/lay by lanes and to allow the required 14-foot sidewalks to be provided partially via public easement on private property.

Applicant: University of Southern California
Representative: Brian League, University of Southern California

Staff: Alan Como, City Planning Associate
alan.como@lacity.org
(213) 473-9985

10. **CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR**
CEQA: ENV-2016-1081-MND
17 Plan Area: Central City North

Council District: 14 – Jose Huizar
Last Day to Act: 06-08-

PUBLIC HEARING – Completed April 19, 2017

PROJECT SITE: 929 East 2nd Street;
929 & 939 East 2nd Street

PROPOSED PROJECT:

The proposed project involves a change of use and addition to an existing, approximately 39,148 square-foot, two-story warehouse building with one subterranean level into a seven-story, approximately 131-foot high, 102,679 square-foot, mixed-use commercial development with a food market/restaurant, café, coffee bar, retail space, artist studios, and a private membership club providing space for offices, a screening room, retail, a gym, a pool, photo studios, events, and a restaurant/lounge dispersed throughout the ground floor, second, third, fifth, sixth, and seventh levels, resulting in an increase in floor area of 63,531 square feet. The total proposed Floor Area Ratio (FAR) is 3.47 to 1. The project is providing automated parking to accommodate 241 vehicles and 40 bicycles contained within the existing basement level and new fourth level.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-1081-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to amend the Central City North Community Plan to re-designate the subject property from Commercial Manufacturing to Regional Commercial;
3. Pursuant to City Charter Section 558 and LAMC Section 12.32-F, a Zone Change and Height District Change from CM-1-RIO (Commercial Manufacturing Zone with a maximum 1.5 to 1 FAR) to C2-2-RIO (Commercial Zone with a maximum 6 to 1 FAR);
4. Pursuant to Section 12.24-W,1, of the Los Angeles Municipal Code (LAMC), a Master Conditional Use Permit for the sale and dispensing of alcoholic beverages for three (3) uses, including:
 - a. The off-site and on-site sale and consumption of a full line of alcoholic beverages in connection with a food market/restaurant use;
 - b. The on-site sale and consumption of beer and wine in connection with a café use; and

- c. The on-site sale and consumption of a full line of alcoholic beverages in connection with a private club use;
- 5. Pursuant to LAMC Section 12.27, a Zone Variance:
 - a. To provide a reduced aisle width and backup distance of 19 feet, 8 inches, with respect to the automobile parking drive aisle fronting the automated parking facility loading pallets in lieu of the requirements set forth in LAMC Section 12.21-A,5;
 - b. To provide a reduced turning radius in connection with the egress turn onto the alley in lieu of the requirements set forth in LAMC Section 12.21-A,5;
 - c. to permit a reduced end stall width increase of two (2) feet in lieu of the three (3) feet otherwise required under LAMC Section 12.21-A,5(b); and
 - d. To permit an automated bicycle valet for short-term and long-term bicycle parking in lieu of the location and siting requirements set forth in LAMC Section 12.21-A,16(e); and
- 6. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of 50,000 gross square feet or more of non-residential floor area.

Applicant: Paolo Carini, Art District E4 LLC
 Representative: Noel Hyun & Jerry Neuman, Liner LLP

Staff: Courtney Shum, City Planning Associate
courtney.shum@lacity.org
 (213) 978-1916

- 11. [CPC-2016-2263-VZC-HD-CUB-CU-ZAA-WDI-SPR](#)
 CEQA: ENV-2016-2264-MND
 Plan Area: Hollywood

Council District: 13 – O’Farrell
 Last Day to Act: 06-08-17

LIMITED PUBLIC HEARING

PROJECT SITE: 1715-1721 North Wilcox Avenue

PROPOSED PROJECT:

The project is the construction, use and maintenance of a seven-story, 88 feet, 6 inches (88’-6”) tall, 133-room hotel with 3,580 square feet of restaurant uses at the ground floor and on the rooftop. The project includes 104 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

REQUESTED ACTIONS:

- 1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2264-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
- 2. Pursuant to Section 12.32-F of the Los Angeles Municipal Code (LAMC), a Vesting Zone and Height District Change from C4-2D-SN to C2-2D-SN to remove the existing D Limitation and impose a new D Limitation permitting a maximum FAR of 3.06:1 in lieu of the permitted 2:1 FAR and a maximum building height of 88 feet, 6 inches (88’-6”) in lieu of the permitted 45 feet per the “D” Limitation;
- 3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel rooms (mini bars) and restaurant uses;
- 4. Pursuant to LAMC Section 12.24-W,15, a Conditional Use Permit to allow any use to be

5. permitted in the R5 Zone when located outside of the Central City Community Plan Area; Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit zero-foot southerly side yards (above the ground floor) in lieu of the otherwise required ten (10) feet;
6. Pursuant to LAMC Section 12.37-I,3, a Waiver of Dedication and Improvements of the five-foot dedication requirement along the property's eastern frontage, and
7. Pursuant to LAMC Section 16.05 , a Site Plan Review for a development project which creates or results in an increase of 50 or more rooms.

Applicant: Adolfo Suaya

Staff: Oliver Netburn, City Planning Associate
(213) 978-1832
oliver.netburn@lacity.org

12. [CPC-2012-2904-CU-PA1](#)
CEQA: ENV-2015-3754--CE
Plan Area: Palms-Mar Vista- Del Rey

Council District: 11 – Bonin
Last Day to Act: 07-18-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5450-5456 South McConnell Avenue;
12791 West Jefferson Boulevard

PROPOSED PROJECT:

An existing public charter middle school for grades 6-8 within an existing two-story, 21,125 square-foot office building with 33 on-site parking spaces on a 1.07 acre site in the M2-1 Zone. The project currently contains 21 classrooms and one administrative office, with a maximum of 500 students and approximately 28 staff members. The existing school operates between 7:15 a.m. and 6:00 p.m., Monday through Friday, including drop-off and pick-up times and after-school programs.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15322, an Exemption from the City of Los Angeles CEQA Guidelines, Article III, Section I, Class 1, Category 22, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Section 12.24 M of the Municipal Code and Condition No. 43 of case CPC-2012-2904-CU, a Plan Approval for the purpose of reviewing compliance with the conditions, and for the following applicant-requested modifications to a few conditions related to traffic operations, the existing carpool program, and community outreach:
 - a. Modify Condition A.20 to foster better communication and facilitation of information between the school and parents, caregivers, school faculty on traffic operations, student safety, and condition compliance;
 - b. Modify Condition A.21 and 22 to define each traffic monitor's function and location on-site for student drop-off/pick-up operations; and, to implement a monthly traffic monitor training program; and,
 - c. Modify Condition A.25.c to clarify and expand on the "Carpool Incentive Program" to a "Rideshare/Transportation Management Program" by offering alternative modes of transportation, other than carpool. The modification eliminates the parent volunteer credit and incentive point system; and,

- d. Modify Condition A.34 to permit all identification and traffic directional signs on-site display specific language and diagrams related to traffic direction and prohibitive turns; and
- e. Modify Condition D.82 to improve communication with nearby neighbors by designating a school contact person who through email will be available to address their concerns immediately.

Applicant: Dean Felton, Green Dot Public Schools National
Representative: Gerry Hernandez, David Moss & Associates, Inc.

Staff: Sheila Gershon, City Planning Associate
sheila.gershon@lacity.org
(213) 978-1376

13. **CIVIC CENTER MASTER DEVELOPMENT PLAN AND FINANCIAL FEASIBILITY STUDY**

RECOMMENDED ACTIONS:

1. Advise, pursuant to Charter Section 551, the City Council and relevant municipal departments on land use and planning-related considerations associated with the Civic Center Master Development Plan and Financial Feasibility Study in order to secure compliance with the General Plan, and adopt a resolution establishing the principles by which future planning-related activities in the Civic Center should be guided:
2. Concur and recommend that staff, consistent with the March 24, 2017 City Council Action, work with the Bureau of Engineering, and the offices of the City Administrative Officer (CAO) and the Chief Legislative Analyst (CLA) and other departments as appropriate to initiate a study to develop urban design guidelines for the Civic Center Master Plan area and associated future improvements; to coordinate on any proposed or resulting land use changes that would impact the General Plan within the study area; and to develop an accurate description of any individual projects intended to be included as part of the plan In order to facilitate the study of such projects as required under CEQA; and
3. Concur and recommend that staff to continue work on the update to the Downtown Community Plans and the development of new zoning regulations to implement the plans, including the establishment of new civic/public facilities zones that make consistent and streamline the procedures for reviewing projects on publicly owned land.

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

Thursday, June 22, 2017

**CRENSHAW CHRISTIAN CENTER WEST
AUDITORIUM
7901 SOUTH VERMONT AVENUE
LOS ANGELES, CALIFORNIA 90044**

An Equal Employment Opportunity/Affirmative Action Employer

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