

**CITY PLANNING COMMISSION**  
**\*\*SECOND CORRECTED REGULAR MEETING AGENDA**  
**THURSDAY, MARCH 8, 2018 after 8:30 a.m.**  
**LOS ANGELES CITY 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  
Vahid Khorsand, 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, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1295

**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 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 20 hard copies must be submitted the day of the meeting. 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.

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 Rules and Operating 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](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 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
  - Transfer of Floor Area Rights (TFAR) Public Benefit Update
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – February 22, 2018

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

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.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR** *(No Items)*

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.

6. **CPC-2016-4219-GPA-ZC**

CEQA: ENV-2016-2594-EIR

SCH. No. 2016121063

Plan Area: Central City

Related Cases: CPC-2016-4220-SN

CPC-2016-2595-DA-CU-MCUP-CUX-SPR

Council District: 14 – Huizar

Last Day to Act: 03-28-18

**PUBLIC HEARING** – Completed February 7, 2018

**PROJECT SITE:** 1240-1260 South Figueroa Street; 601 West Pico Boulevard

**PROPOSED PROJECT:**

The Fig+Pico Conference Center Hotels Project is a proposed mixed-use development with up to 1,162 guest rooms and 13,145 square feet of ground-floor retail/restaurant uses within two hotel towers (“Hotel A/B Tower” and “Hotel C Tower”), totaling up to 506,682 square feet of floor area on an approximately 1.22-acre site (9.9:1 FAR). The Hotel A/B Tower would include up to 820 hotel guest rooms, 11,000 square feet of ground-floor retail/restaurant uses, and podium parking for all three hotels within a 42-story, 529-foot tower on the northeast corner of South Figueroa Street and West Pico Boulevard. The Hotel C Tower would include up to 342 guest rooms and 2,145 square feet of ground-floor retail/restaurant uses in a 25-story, 326-foot tower located on the northwest corner of West Pico Boulevard and South Flower Street. An existing 27,800-square-foot two-story commercial building with surface parking would be demolished.

A City-initiated Sign District would also be implemented on the Project Site and on certain surrounding parcels along South Figueroa Street, West Pico Boulevard, and South Flower Street.

**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 Fig+Pico Conference Center Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH No. 2016121063 certified on February 9, 2018; and no subsequent EIR or addendum is required for approval of the project;
2. Pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a City-initiated General Plan Amendment to the Central City Community Plan to redesignate a portion of the site (three parcels at 601 West Pico Boulevard) from High Density Residential to Regional Commercial land use; and
3. Pursuant to LAMC Section 12.32, a City-initiated Zone Change and Height District Change from [Q]R5-4D-O and C2-4D-O (Multiple Dwelling Zone and Commercial Zone, Height District 4 with Development Limitations, Oil Drilling District] to (T)(Q)C2-4-SN (Commercial Zone, Height District 4 with Development Limitations, Oil Drilling District, Sign District).

**Applicant:** City of Los Angeles; Lightstone DTLA, LLC  
Representative: James E. Pugh / Sheppard, Mullin, Richter & Hampton, LLP

**Staff:** Milena Zasadzien, City Planner  
[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)  
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7. [CPC-2016-2595-DA-CU-MCUP-CUX-SPR](#)  
CEQA: ENV-2016-2594-EIR  
SCH. No. 2016121063  
Plan Area: Central City  
Related Cases: CPC-2016-4220-SN  
CPC-2016-4219-GPA-ZC

Council District: 14 – Huizar  
Last Day to Act: 03-28-18

**PUBLIC HEARING** – Completed February 7, 2018

**PROJECT SITE:** 1240-1260 South Figueroa Street; 601 West Pico Boulevard

**PROPOSED PROJECT:**

The Fig+Pico Conference Center Hotels Project is a proposed mixed-use development with up to 1,162 guest rooms and 13,145 square feet of ground-floor retail/restaurant uses within two hotel towers (“Hotel A/B Tower” and “Hotel C Tower”), totaling up to 506,682 square feet of floor area on an approximately 1.22-acre site (9.9:1 FAR). The Hotel A/B Tower would include up to 820 hotel guest rooms, 11,000 square feet of ground-floor retail/restaurant uses, and podium parking for all three hotels within a 42-story, 529-foot tower on the northeast corner of South Figueroa Street and West Pico Boulevard. The Hotel C Tower would include up to 342 guest rooms and 2,145 square feet of ground-floor retail/restaurant uses in a 25-story, 326-foot tower located on the northwest corner of West Pico Boulevard and South Flower Street. An existing 27,800-square-foot two-story commercial building with surface parking would be demolished.

A City-initiated Sign District would also be implemented on the Project Site and on certain surrounding parcels along South Figueroa Street, West Pico Boulevard, and South Flower Street.

**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 Fig+Pico Conference Center Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH No. 2016121063 certified on February 9, 2018; and no subsequent EIR or addendum is required for approval of the project;
2. Pursuant to Sections 65865-65869.5 of the California Code, a Development Agreement between the Developer and the City of Los Angeles;
3. Pursuant to Section 12.24 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a hotel located within 500 feet of an R residential zone;
4. Pursuant to LAMC Section 12.24 W.19, a Conditional Use Permit for floor area ratio averaging in a unified mixed-use development in the C2 Zone;
5. Pursuant to LAMC Section 12.24 W.1 a Master Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption;
6. Pursuant to Section 12.24 W.18, a Conditional Use Permit to allow live entertainment and dancing; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates 50 or more guest rooms and/or 50,000 gross square feet of non-residential floor area.

**Applicant:** Lightstone DTLA, LLC  
Representative: James E. Pugh / Sheppard, Mullin, Richter & Hampton, LLP

**Staff:** Milena Zasadzien, City Planner  
[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)  
(213) 978-1360

8. [CPC-2016-4220-SN](#)  
CEQA: ENV-2016-2594-EIR  
SCH. No. 2016121063

Council District: 14 – Huizar  
Last Day to Act: 03-28-18

Plan Area: Central City

Related Cases: CPC-2016-4219-GPA-ZC

CPC-2016-2595-DA-CU-MCUP-CUX-SPR

**PUBLIC HEARING** – Completed February 7, 2018

**PROJECT SITE:** 1240-1300 South Figueroa Street; 535-601 West Pico Boulevard, 520-638 West Pico Boulevard; 1220-1308 South Flower Street, & 1309-1315 South Flower Street

**PROPOSED PROJECT:**

A City-initiated Sign District on certain parcels along South Figueroa Street, West Pico Boulevard, and South Flower Street.

**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 Fig+Pico Conference Center Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH No. 2016121063 certified on February 9, 2018; and no subsequent EIR or addendum is required for approval of the project; and
2. Pursuant to Section 13.11 of the Los Angeles Municipal Code, a City-initiated Sign District (SN Supplemental Use District) for a comprehensive set of sign regulations, along portions of Figueroa Street, Pico Boulevard and Flower Street.

**Applicant:** City of Los Angeles; Lightstone DTLA, LLC  
Representative: James E. Pugh / Sheppard, Mullin, Richter & Hampton, LLP

**Staff:** Milena Zasadzien, City Planner  
[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)  
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9. [CPC-2016-2203-DB](#)  
CEQA: ENV-2016-2204-CE  
Plan Area: Wilshire

Council District: 5 – Koretz  
Last Day to Act: 03-19-18

**LIMITED PUBLIC HEARING**

**PROJECT SITE:** 488 - 498 South San Vicente Boulevard

**PROPOSED PROJECT:**

Demolition of existing structures and the construction, use, and maintenance of a new, seven-story, 75-foot high, mixed-use building consisting of 54 residential dwelling units and approximately 5,651 square feet of commercial space. The project will set aside five units (11 percent of the base density) for Very Low Income Households and will set aside an additional five units for Moderate Income Households. The project will provide 79 automobile parking spaces located within three subterranean parking levels. The project will observe a rear yard setback along the northerly property line of zero feet at the ground floor and five feet, ten inches above the ground floor.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15332, Article 19, an Exemption from CEQA Section 1, Class 32, 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 Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a set aside of a minimum of 11 percent (five units) reserved for Very Low Income Households, to permit the construction of 54 residential dwelling units, utilizing AB 744 parking option of 0.5 parking spaces per bedroom, and requesting four Off-Menu Waivers or modifications of the following development standards:
  - a. An Off-Menu request to allow a maximum Floor Area Ratio (FAR) of 4.1:1 in lieu of the otherwise permitted 1.5:1 pursuant to LAMC Section 12.21.1 A;
  - b. An Off-Menu request to allow a maximum height of 75 feet and seven stories in lieu of the otherwise permitted 45 feet and three stories pursuant to LAMC Section 12.21.1 A;
  - c. An Off-Menu request to waive the transitional height requirements as otherwise required pursuant to LAMC Section 12.21.1 A.10; and
  - d. An Off-Menu request to allow a rear yard setback of five feet, ten inches above the ground floor in lieu of the rear yard requirement pursuant to LAMC Sections 12.11 C.3 and 12.14 C.2.

**Applicant:** Kiwi Neman, 488 San Vicente, LLC  
 Representative: Elizabeth Peterson, Elizabeth Peterson Group

**Staff:** Courtney Shum, City Planner  
[courtney.shum@lacity.org](mailto:courtney.shum@lacity.org)  
 (213) 978-1916

10. **CPC-2016-3754-GPA-ZC-DB-SPR**

CEQA: ENV-2016-3755-MND

Plan Area: Westlake

Related Case: VTT-74484

Council District: 1 – Cedillo

Last Day to Act: 04-14-18

**PUBLIC HEARING** – Completed September 19, 2017

**PROJECT SITE:** 668 South Coronado Street

**\*PROPOSED PROJECT:**

Construction of a 7-story mixed-use project with residential units above 2 subterranean stories of parking and ground floor retail. In total, the project would consist of a maximum of 122 residential units with approximately 1,182 square feet of retail space, a minimum of 64 automobile parking spaces and a minimum of 138 bicycle parking spaces. The applicant proposes for 11 percent of the base density of the 90 residential units (10 units) to be provided for Very Low Income Households and seeks a 35 percent density bonus utilizing two On-Menu Incentives.

**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 Mitigated Negative Declaration, No. ENV-2016-3755-MND (“Mitigated Negative Declaration”), adopted on December 28, 2018, and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Westlake Community Plan from the Community Commercial Land Use designation to the Regional Center Commercial Land Use designation at 668 South Coronado Street;



3. Pursuant to LAMC Section 12.32, a Zone Change from PB-2 to C2-2 at 668 South Coronado Street;
4. Pursuant to LAMC Section 12.22 A.25, the applicant proposes to set aside 10 units, or 11 percent of the 90 base dwelling units, as restricted affordable units for Very Low Income Households and requests the following two On-Menu Incentives:
  - a. Allow 9,760 square feet of open space in lieu of the required 12,200 square feet; and
  - b. Allow a rear yard setback of 15.2 feet in lieu of the 19 feet required; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

**Applicant:** 2500 Wilshire, LLC  
Representative: Noel Hyun, DLA Piper

**Staff:** Kevin Golden, City Planner  
[kevin.golden@lacity.org](mailto:kevin.golden@lacity.org)  
(213) 978-1396

11. **CPC-2015-4703-VZC-ZV-SPR-ZAA-CU-CUB**

CEQA: ENV-2015-4704-MND

Plan Area: Wilshire

Council District: 1 – Cedillo

10 – Wesson

Last Day to Act: 03-08-18

**PUBLIC HEARING** – Completed December 28, 2017

**PROJECT SITE:** 2860-2872 West Olympic Boulevard;  
1010-1022 South Kenmore Avenue

**PROPOSED PROJECT:**

Demolition of three commercial structures, surface parking lot, billboard and one single-family home; and the construction of a new six-story mixed-use commercial and hotel structure, consisting of a 6,210 square-foot restaurant on the second-floor for use by hotel guests only and 120 guest rooms with in-room controlled access cabinets (mini-bars) in accessory to the hotel. The project will also provide a total of 6,103 square feet of ground-floor commercial floor area open to the public. The project will contain a total of 104 on-site vehicular parking spaces located in one level of subterranean parking and three levels of podium and 32 bicycle parking spaces. The Project will contain approximately 148,801 square feet of developed floor area resulting in a Floor Area Ratio (FAR) of 3:1 and will export approximately 18,155 cubic yards of soil.

**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-2015-4704-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 Los Angeles Municipal Code (LAMC) Section 12.32 F and 12.32 Q, a Vesting Zone Change from parcels classified C2-1 (Lots FR 1-3 and 24) to RAS4-1, with a maximum Floor Area Ratio (FAR) of 3:1, in lieu of the otherwise permitted 1.5:1 FAR;
3. Pursuant to LAMC Section 12.24 W.24, a Conditional Use to allow the construction, use and maintenance of a hotel in the RAS4 and R4 Zones;
4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the on-site sales, dispensing and consumption of a full line of alcoholic beverages for the second-floor restaurant and for the mini-bars in each hotel guest room;
5. Pursuant to LAMC Section 12.27, a Zone Variance from Section 12.21 C.5(h) to allow vehicular and pedestrian access from a less restrictive zone (RAS4-1) to a more restrictive zone (R4-1);

6. Pursuant to LAMC Section 12.28, Zoning Administrator Adjustments from Section 12.11 C.2 to permit the following:
  - a. A side yard setback of 1-foot 6-inches for levels one through two in lieu of the required 5 feet;
  - b. A side yard setback of 5 feet for levels three through six in lieu of the required 9 feet along the west property line; and
  - c. A side yard setback of 5 feet for levels three through six in lieu of the required 9 feet along the east property line, for a property located in the R4 Zone.
7. Pursuant to LAMC Section 16.05 a Site Plan Review for a project that exceeds 50 dwelling units or guest rooms, and 50,000 square feet.

**Applicant:** David Lo; DH & Lo, Inc.  
Representative: King Woods; Woods, Diaz Group, LLC

**Staff:** Joe Luckey, City Planning Associate  
[joe.luckey@lacity.org](mailto:joe.luckey@lacity.org)  
(213) 978-1340

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|---|--|
| <p>12. <a href="#"><u>CPC-2014-1457-SP</u></a><br/>CEQA: ENV-2014-1458-EIR<br/>Plan Area: Brentwood - Pacific Palisades;<br/>Palms - Mar Vista - Del Rey;<br/>West Los Angeles; Westwood<br/>Related Case: CPC-2014-1456-SP</p> | <p>Council Districts: 5 – Koretz<br/>11 – Bonin<br/>Last Day to Act: N/A</p> |
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**PUBLIC HEARING** - Completed June 23, 2016

**PROJECT SITE:**

The project involves an existing specific plan area. The West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP) area is generally bounded by the City of Beverly Hills, Beverwil Drive, Castle Heights Avenue, National Boulevard, Hughes Avenue on the east; Sunset Boulevard on the north; the City of Santa Monica and Centinela Avenue on the west; and Venice Boulevard on the south.

**PROPOSED PROJECT:**

The Proposed Project consists of amendments to a transportation Specific Plan which include:

- Updates to the Transportation Impact Assessment fee (TIA Fee) programs, including revisions to the fees, exemptions and credits; and
- Updates to the list of transportation improvements to be funded, in part, by the impact fees collected from new development.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Environmental Resolution which includes:
  - a. Consideration and certification of the Environmental Impact Report (EIR), ENV- 2014-1458-EIR, SCH No.2014051070;
  - b. Adoption of Findings;
  - c. Adoption of the Mitigation Monitoring Program; and
  - d. Adoption of the Statement of Overriding Considerations.
2. Pursuant to CEQA Guidelines, Section 21080(b)(8), determine the Project is exempt from CEQA, as a fee update that does not change service boundaries;
3. Pursuant to CEQA Guidelines, Sections 15301, 15304, and 15308, determine the project is exempt from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;



4. Pursuant to Section 11.5.7.G of the Los Angeles Municipal Code (LAMC) approve the amendments to the WLA TIMP Ordinance and recommend its adoption by City Council;
5. Approval of the Administrative Fee Resolution and recommend its adoption by City Council; and
6. Pursuant to LAMC 11.5.4, adoption of the Livable Boulevards Streetscape Plan.

**Applicant:** City of Los Angeles

**Staff:** Renata Ooms, City Planning Associate  
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Steven Katigbak, City Planning Associate  
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 (213) 978-1349

13. **CPC-2014-1456-SP**

CEQA: ENV-2014-1458-EIR

Plan Area: LAX; Palms-Mar Vista-Del Rey; Venice;  
 Westchester-Playa Del Rey

Related Case: CPC-2014-1457-SP

Council Districts: 11 – Bonin

Last Day to Act: N/A

**PUBLIC HEARING** - Completed June 23, 2016

**PROJECT SITE:**

The project involves an existing specific plan area. The Coastal Transportation Corridor Specific Plan (CTCSP) area is generally bounded by the City of Santa Monica on the north, Imperial Highway on the south, the San Diego Freeway (I-405) on the east, and the Pacific Ocean on the west.

**PROPOSED PROJECT:**

The Proposed Project consists of amendments to a transportation Specific Plan which include:

- Updates to the Transportation Impact Assessment fee (TIA Fee) programs, including revisions to the fees, exemptions and credits; and
- Updates to the list of transportation improvements to be funded, in part, by the impact fees collected from new development.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Environmental Resolution which includes:
  - a. Consideration and certification of the Environmental Impact Report (EIR), ENV- 2014-1458-EIR, SCH No.2014051070;
  - b. Adoption of Findings;
  - c. Adoption of the Mitigation Monitoring Program; and
  - d. Adoption of the Statement of Overriding Considerations.
2. Pursuant to CEQA Guidelines, Section 21080(b)(8), determine the Project is exempt from CEQA, as a fee update that does not change service boundaries;
3. Pursuant to CEQA Guidelines, Sections 15301, 15304, and 15308, determine the project is exempt from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
4. Pursuant to Section 11.5.7 G of the Los Angeles Municipal Code (LAMC), approve the amendments to the CTCSP Ordinance and recommend its adoption by City Council;
5. Approval of the Administrative Fee Resolution and recommend its adoption by City Council; and
6. Pursuant to LAMC 11.5.4, adoption of the Livable Boulevards Streetscape Plan.

**Applicant:** City of Los Angeles

**Staff:** Renata Ooms, City Planning Associate  
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Steven Katigbak, City Planning Associate  
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(213) 978-1349

14. **CPC-2017-4365-ZC**  
CEQA: ENV-2017-4366-CE; ENV-2003-1922-EIR-ADD1  
Plan Area: Westchester-Playa Del Rey  
Related Case: CPC-2017-4312-MS

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

**PUBLIC HEARING** – Completed December 14, 2017

**PROJECT SITE:**

The project area is generally bounded by 96th Street to the north, 102nd Street to the south, La Cienega Boulevard to the east and Sepulveda Boulevard to the west within the Los Angeles International (LAX) Plan and Westchester-Playa Del Rey Community Plan Areas.

**PROPOSED PROJECT:**

The Westchester-Playa Del Rey Community Plan Implementation Overlay (CPIO) establishes specific development regulations and urban design standards for properties on and adjacent to Century Boulevard within the Century/Aviation Subarea. The establishment of the Century/Aviation Subarea serves to establish supplemental development regulations to ensure that future developments include a wide array of visitor-serving, active commercial uses and improve the pedestrian orientation and economic vitality of the area.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15308, an Exemption from CEQA, given 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 CEQA Guidelines Section 15061(b)(3), a Common Sense Exemption, based on the whole of the administrative record, that the project is not subject to CEQA because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment;
3. 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 Environmental Impact Report No. ENV-2003-1922-EIR, certified on April 13, 2004, and as supported by the addendum dated February 15, 2018, no major revisions to the EIR are required; and no subsequent EIR or negative declaration is required for approval of the project;
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 S, adoption of the Westchester – Playa Del Rey Community Plan Implementation Overlay (CPIO) and establishment of the Century/Aviation Subarea with corresponding development standards; and
5. Pursuant to LAMC Section 12.32 F, a Zone Change from [T][Q]C2-2 to [T][Q]C2-2-CPIO, C2-2 to C2-2-CPIO, and M2-1 to M2-1-CPIO for select parcels.

**Applicant:** City of Los Angeles

**Staff** Andrew Jorgensen, AICP, City Planning Associate  
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(213) 978-1281

15. [CPC-2017-4312-MSC](#)  
CEQA: ENV-2017-4313-CE  
Plan Area: Westchester-Playa Del Rey  
Related Case: CPC-2017-4365-ZC

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

**PUBLIC HEARING** – Completed December 14, 2017

**PROJECT SITE:**

The project area is the public right-of-way of Century Boulevard between Sepulveda Boulevard on the west and La Cienega Boulevard on the east within the Los Angeles International (LAX) Plan and Westchester-Playa Del Rey Community Plan Area.

**PROPOSED PROJECT:**

The Century Boulevard Streetscape Plan establishes new guidelines for the streetscape improvements on Century Boulevard including wider sidewalks, transit shelters landscaping, decorative paving, lighting and street furniture to enhance the pedestrian environment.

**REQUESTED ACTIONS:**

1. Pursuant to Sections 15301 and 15304 of the CEQA Guidelines, an Exemption from the California Environmental Quality Act (CEQA) because the project qualifies as minor alterations of existing public facilities (Class 1 “Existing Facilities”) and because any operational enhancements to an existing roadway that would maintain existing capacity, or improve pedestrian comfort and safety constitute “Minor Alterations to Land” and are exempt under the Class 4 CEQA exemption.
2. Pursuant to Section 11.5.4 of the Los Angeles Municipal Code, adopt the *\*\*Century Boulevard Streetscape Plan*; and
3. Adopt the Resolution to approve the Century Boulevard Streetscape Plan.

**Applicant:** City of Los Angeles

**Staff:** Nina Idemudia, AICP, City Planning Associate  
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(213) 978-1339

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

**Thursday, March 22, 2018**

Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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