

CITY PLANNING COMMISSION
****CORRECTED REGULAR MEETING AGENDA**
THURSDAY, SEPTEMBER 13, 2018 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Renee Dake Wilson, AIA, Commissioner
Karen Mack, 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
(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. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 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.

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 272, 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
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – August 23, 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** (*Item 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-2018-465-DB-WDI](#)
CEQA: ENV-2018-466-CE
Plan Area: Boyle Heights

Council District: 14 – Huizar
Last Day to Act: 09-14-18

PUBLIC HEARING – Completed June 19, 2018

PROJECT SITE: 731 – 733 ½ South Boyle Avenue

PROPOSED PROJECT:

The maintenance of an existing two-story, four-unit apartment building and the construction of a five-unit, 1,792 square-foot, 56-foot tall, three-story over basement apartment building. The project will set aside one unit (11 percent of the base density) for Very-Low Income Households.

REQUESTED ACTIONS:

1. An Exemption from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2) and (3), a set aside of 11 percent (one unit) reserved for Very-Low Income Households, to permit the construction of five residential dwelling units and requesting the following:
 - a. an On-Menu Incentive, pursuant to LAMC 12.22 A.25(f)(5), to allow a maximum height of 56 feet in lieu of the permitted height of 45 feet;
 - b. five modifications of development standards pursuant to LAMC 12.22 A.25(g)(3):
 - i. a Waiver to permit a front yard setback of eight feet in lieu of the required 15-foot front yard setback;
 - ii. a Waiver to permit rear yard setback of 10 feet in lieu of the required 15-foot rear yard setback;
 - iii. a Waiver to permit a northerly side yard setback of four feet in lieu of the required 8-foot side yard setback;
 - iv. a Waiver to permit building separation of 10 feet in lieu of the required 26-foot building separation; and
 - v. a Waiver to permit a passageway of 10 feet in lieu of the required 14-foot passageway.
 - c. An Off-Menu Incentive to excuse the requirement of five on-site parking spaces, pursuant to LAMC 12.22 A.25(g)(3).
3. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements to waive a three-foot dedication along Boyle Avenue for additional right-of-way.

Applicant: Arturo Becerra, Toledo Capital Development
Representative: Gary Benjamin, Alchemy Planning and Land Use

Staff: Nicholas Ayars, City Planning Associate
nicholas.ayars@lacity.org
(213) 978-1347

5b. [CPC-2016-1380-VZC-HD-MCUP-ZAA-SPR](#)
CEQA: ENV-2015-3603-EIR, SCH No. 2016011040
Plan Area: Hollywood
Related Case No. VTT-74085

Council District: 13 – O'Farrell
Last Day to Act: 09-13-18

PUBLIC HEARING – Completed July 18, 2018

PROJECT SITE: 6200 West Sunset Boulevard
6200–6218 West Sunset Boulevard
1437–1441 North El Centro Avenue
6211 West Leland Way

PROPOSED PROJECT:

A mixed-use project on a 1.24-acre site located at 6200 Sunset Boulevard within the Hollywood community. The Project includes 270 residential units, up to 12,120 square feet of commercial retail and restaurant uses, and 361 vehicle parking spaces. The proposed uses would be located within a seven-story building that would be comprised of up to 243,315 square feet of floor area. To provide for the new uses, approximately 22,029 square feet of existing low-rise commercial strip center uses and surface parking would be removed.

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 Environmental Impact Report No. ENV-2015-3603-EIR, SCH No. 2016011040, certified on July 26, 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 12.32 Q, a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN and to amend the existing “D” Development Limitation to allow for a Floor Area Ratio (FAR) of up to 4.5:1 in lieu of 2:1 (per Ordinance No. 165,652);
3. Pursuant to LAMC Section 12.28, Zoning Administrator’s Adjustments to:
 - a. Allow a 0-foot easterly side yard setback, in lieu of the 10-foot side yard setback otherwise required in the C4 Zone;
 - b. Allow a 0-foot westerly side yard setback, in lieu of the 10-foot side yard setback otherwise required in the C4 Zone; and
 - c. Utilize the Project Site’s pre-dedication lot area for the purposes of calculating the project’s density and FAR.
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two establishments; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units.

Applicant: Kathy Binford, 6200 Sunset, LLC
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac, LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

6. **CPC-2017-4346-CU-DB**
CEQA: ENV-2017-4347-CE
Plan Area: Wilshire
Related Cases: VTT-78211-CN

VTT-78212-CN; CPC-2017-4369-CU-DB

Council District: 10 – Wesson
Last Day to Act: 09-13-18
Continued From: 06-28-18

PUBLIC HEARING – Completed March 28, 2018 and June 28, 2018

PROJECT SITE: 849 South Fedora Street,
837, 839, 841, 843, 849 ½, 851 South Fedora Street

Applicant requests that the matter be continued to the City Planning Commission Meeting of October 25, 2018.

PROPOSED PROJECT:

Demolition of three existing multi-family residential structures and surface parking lots and construction, use, and maintenance of a new, seven-story, 83-feet, seven inches in height, 75-unit multi-family residential building. The proposed project sets aside seven units (12 percent of the base density) for Very Low Income Households. The proposed project will measure a total of 76,228 square feet of floor area on a 21,330 square-foot lot (4.9:1 Floor Area Ratio). The proposed project provides 75 automobile parking spaces, 75 long-term bicycle parking spaces, and eight short-term bicycle parking spaces within two levels of subterranean parking.

Applicant: Mark Ross, CGI Strategies; Fedora Bliss, LLC
Representative: Jerome Buckmelter, Jerome Buckmelter Associates

Staff: William Hughen, City Planning Associate
william.hughen@lacity.org
(213) 978-1182

7. **CPC-2017-4369-CU-DB**
CEQA: ENV-2017-4347-CE
Plan Area: Wilshire
Related Cases: VTT-78212-CN

VTT-78211-CN; CPC-2017-4346-CU-DB

Council District: 10 – Wesson
Last Day to Act: 09-13-18
Continued From: 06-28-18

PUBLIC HEARING – Completed March 28, 2018

PROJECT SITE: 826 – 840 South Mariposa Street

Applicant requests that the matter be continued to the City Planning Commission Meeting of October 25, 2018.

PROPOSED PROJECT:

Demolition of three existing, multi-family, residential structures and surface parking lots and the construction, use, and maintenance of a new, seven-story, 85 feet in height, 98-unit multi-family residential building. The proposed project sets aside 12 units (19 percent of the base density) for Very Low Income Households. The proposed project will measure a total of 90,968 square feet of floor area on a 24,992 square-foot lot (4.9:1 Floor Area Ratio). The proposed project provides 98 automobile parking spaces, 98 long-term bicycle parking spaces, and 10 short-term bicycle parking spaces within two levels of subterranean parking.

Applicant: Mark Ross, CGI Strategies; Fedora Bliss, LLC
Representative: Jerome Buckmelter Associates

Staff: Joann Lim, City Planning Associate
joann.lim@lacity.org
(213) 978-1341

8. [VTT-73568-1A](#)
CEQA: ENV-2015-2026-EIR; SCH No. 2015101073
Plan Area: Hollywood
Related Case: CPC-2015-2025-DB-MCUP-CU-SPR

Council District: 13 – O’Farrell
Last Day to Act: 09-13-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1540–1552 Highland Avenue 6700–6760 Selma Avenue,
6663–6675 Selma Avenue, 6660 Selma Avenue,
1543–1553 McCadden Place, 1542–1546 McCadden Place,
1501–1573 Las Palmas Avenue, 1500–1570 Las Palmas Avenue,
1600–1608 Las Palmas Avenue, 6665–6713½ Sunset Boulevard

PROPOSED PROJECT:

A Vesting Tentative Tract for the merger and resubdivision of a 6.86 net acre site into 5 ground lots and 30 airspace lots, for the development of 950 residential apartments, 308 key hotel, 190,000 square feet of commercial use (68,000 square feet of commercial is existing).

APPEAL:

Appeal of the August 15, 2018, Deputy Advisory Agency’s determination to:

1. Certify the EIR, ENV-2015-2026-EIR, adopt the CEQA findings, adopt the Statement of Overriding Considerations, and adopt the Mitigation Monitoring Program prepared for the Crossroads Hollywood Project EIR; and
2. Approve a Vesting Tentative Tract Map for the merger and resubdivision of a 6.86 net acre site into 5 ground lots and 30 airspace lots, for the development of 950 residential apartments, 308 key hotel, 190,000 square feet of commercial use (68,000 square feet of commercial is existing).

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC
Representative: Kyndra J. Casper, DLA Piper, LLP

Appellants: Livable LA
Representative: Douglas P. Carstens, Chatten-Brown & Carstens LLP

Hollywood Media Center, LLC
Representative: Michael J. Saltz, Jacobson, Russell, Saltz, Nassim & de la Torre LLP

Staff: Alejandro Huerta, City Planner
alejandro.huerta@lacity.org
(213) 847-3674

O'Farrell

CEQA: ENV-2015-2026-EIR; SCH No. 2015101073

Last Day to Act: 09-13-18

Plan Area: Hollywood

Related Case Nos. VTT-73568-1A

PUBLIC HEARING – Completed May 15, 2018

PROJECT SITE: 540–1552 Highland Avenue,	6700–6760 Selma Avenue,
6663–6675 Selma Avenue,	6660 Selma Avenue,
1543–1553 McCadden Place,	1542–1546 McCadden Place,
1501–1573 Las Palmas Avenue,	1500–1570 Las Palmas Avenue,
1600–1608 Las Palmas Avenue,	6665–6713½ Sunset Boulevard

PROPOSED PROJECT:

The Project retains and rehabilitates Crossroads of the World, the former Hollywood Reporter Building and the Bullinger Building and removes all other existing improvements on the Project Site to construct a mixed-use development on a 8.34-acre site in the Hollywood Community Plan Area. The Project (including existing uses to be retained within the Crossroads of the World complex and the uses to be included in the former Hollywood Reporter Building and the Bullinger Building) includes approximately 1,381,000 square feet of floor area, consisting of 950 residential units, 308 hotel rooms, and approximately 190,000 square feet of commercial/retail uses and a new above-ground parking structure on the eastern side of the Project Site. Included among the residential units are 105 dwelling units for Very Low Income Households, to replace the existing 82 residential units covered by the City's Rent Stabilization Ordinance. The proposed floor area ratio (FAR) is approximately 3.81:1 averaged across the Project Site. The Project results in a net increase of approximately 1,208,427 square feet of floor area on site.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Draft EIR, ENV-2015-2026-EIR (SCH No. 2015101073), dated May 11, 2017, the Final EIR, dated May 4, 2018, and the Errata, dated August 2018 (Crossroads Hollywood Project EIR) for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus Compliance Review, reserving 11 percent, or 105 units, for Very Low Income Households, and utilizing Parking Option 1, seeking the following incentives:
 - a. Pursuant to LAMC Section 12.22 A.25(f), an On-Menu Incentive to permit a 35 percent increase in the maximum allowable Floor Area Ratio (FAR) from 2:1 to 2.7:1 FAR (for the C4-2D-SN portion of the site and Parcel E1) and from 3:1 to 4.05:1 FAR (for the C4-2D portion of the site);
 - b. Pursuant to LAMC Section 12.22 A.25(f), an On-Menu Incentive to permit the averaging of floor area for an average FAR of approximately 3.26:1 across the site, density, parking and open space on two or more contiguous lots and permitting vehicular access from a less restrictive zone to a more restrictive zone; and
 - c. Pursuant to LAMC 12.22 A.25(g), a Waiver of Development Standard (Off-Menu) to permit an approximately 16.51 percent increase of 3.8:1 FAR in lieu of approximately 3.26:1 FAR averaged across the site.
5. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the on-site and off-site sales, dispensing and consumption of a full line of alcoholic beverages in

conjunction with a total of 22 establishments associated with the Project's proposed hotel and commercial uses;

6. Pursuant to LAMC 12.24 W.18, a Master Conditional Use to permit eight uses with public dancing and live entertainment;
7. Pursuant to LAMC Section 12.24 U.14, a Major Development Project Conditional Use Permit for a project creating 250 or more hotel guest rooms; and
8. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units.

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC
Representative: Kyndra J. Casper, DLA Piper, LLP

Staff: Alejandro Huerta, City Planner
alejandro.huerta@lacity.org
(213) 847-3674

10. [VTT-74521-1A](#)
CEQA: ENV-2016-3751-MND
Plan Area: Hollywood
Related Case: CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR

Council District: 13 – O'Farrell
Last Day to Act: 09-14-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1600-1616 ½ North Schrader Boulevard,
6533 Selma Avenue

Note: On August 20, 2018, an Erratum was issued to capture minor changes to the proposed project description. These changes are reflected below. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline. A second Erratum was issued on August 28, 2018, but does not impact the subject case.

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the merger of five lots and re-subdivision into one ground lot and five airspace lots, in conjunction with the demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing ~~198~~ 191 guestrooms and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge space, and 100 parking spaces within three levels of subterranean parking; exterior rehabilitation of an existing, two-story 12-unit apartment building; and demolition and replacement of an existing detached garage building into a hotel accessory building for mechanical equipment. The proposed project includes a total of ~~83,605~~ 84,325 square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of ~~3.14~~ 3.17:1.

Errata language

APPEAL:

An appeal of the August 3, 2018, Deputy Advisory Agency determination to:

1. Adopt the Mitigated Negative Declaration, and the Mitigation Monitoring Program prepared for the project; and
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, a Vesting Tentative Tract Map for the merger of five lots and re-subdivision into one ground lot and five airspace lots comprised of: (1) the existing 12-unit apartment building; (2) 2,850 square feet of ground floor commercial uses; (3) the 198-guest room hotel; (4) three levels of subterranean parking; and (5) the roof terrace.

Applicant: 1600 Hudson, LLC
Representative: Alfred Fraijo, Jr., Sheppard, Mullin, Richter & Hampton, LLP
Appellants: Elle Farmer, UNITE HERE! Local 11

Schrader Boulevard Tenant's Association
Representative: Mitchell M. Tsai, Attorney at Law

The Sunset Landmark Investments, LLC
Representative: Daniel E. Wright, The Silverstein Law Firm

Coalition for Responsible Equitable Economic Development (CREED LA)
Representative: Tanya A. Gulesserian, Adams Broadwell Joseph and Cardozo

Staff: Jason Hernández, City Planning Associate
jason.hernandez@lacity.org
(213) 978-1276

11. [CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR](#)
CEQA: ENV-2016-3751-MND
Plan Area: Hollywood
Related Case No. VTT-74521-1A

Council District: 13 – O'Farrell
Last Day to Act: 09-13-18

PUBLIC HEARING – Completed July 18, 2018

PROJECT SITE: 1600-1616 ½ North Schrader Boulevard; 6533 Selma Avenue

PROPOSED PROJECT:

Demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing 191 guestrooms and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge space, and 100 parking spaces within three levels of subterranean parking; exterior rehabilitation of an existing, two-story 12-unit apartment building; and demolition and replacement of an existing detached garage building into a hotel accessory building for mechanical equipment. The proposed project includes a total of 84,325 square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of 3.17:1.

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-2016-3751-MND ("Mitigated Negative Declaration") and Errata dated August 20, 2018, and August 28, 2018, and 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) Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from C4-2D to (T)(Q)C2-2D;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, featuring live entertainment, in conjunction with the proposed ground floor restaurant and bar/lounge, a ground floor outdoor dining area, a third-floor outdoor terrace, a rooftop restaurant and bar/lounge, an outdoor rooftop patio area and hotel room controlled-access liquor cabinets;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the following reduced setbacks:
 - a. a 1-foot side yard setback for the detached accessory building, in lieu of a 5-foot side yard setback, as otherwise required for an accessory structure to an 11-story hotel building that is located beyond 30 feet from the rear lot line; and

- b. a 7-foot rear yard setback for the existing apartment building, in lieu of a 15-foot rear yard setback, as otherwise required per LAMC Section 12.16 C.2, for a two-story residential building.
- 5. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development project that results in an increase of 50 or more guest rooms.

Applicant: 1600 Hudson, LLC
 Representative: Alfred Fraijo, Jr., Sheppard, Mullin, Richter & Hampton, LLP

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

12. [CPC-2017-712-GPA-VZC-HD-VCU-SPR](#)

Council District: 1 – Cedillo
 Last Day to Act: 09-14-18

CEQA: ENV-2017-713-MND
 Plan Area: Westlake

PUBLIC HEARING – Completed on June 22, 2018

PROJECT SITE: 2005 James M. Wood Boulevard

ADD AREA: 731 - 847 South Alvarado Street, 730 – 840 South Alvarado Street,
 2019 – 2101 West 8th Street, 2030 – 2100 West 8th Street,
 2019 West James M. Wood Boulevard

PROPOSED PROJECT:

Demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new 6-story hotel above two levels of subterranean parking. The Project would contain 100 guest rooms, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property. The Project includes approximately 100 automobile parking spaces, as well as 6 long-term and 6 short-term bicycle parking spaces. The Floor Area Ratio (FAR) of the proposed building would be 2.99:1 and the maximum height would be approximately 82 feet.

The Add Area for the General Plan Amendment request consists of properties referenced above. No development is proposed for the Add Area. All existing uses would remain.

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-2016-713-MND (“Mitigated Negative Declaration”), and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Westlake Community Plan from the Highway Oriented Commercial land use designation to Community Commercial land use designation to apply to the property and the Add Area;
3. Pursuant to LAMC Section 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from R4-1 and C2-1 to C2-2 to allow a maximum FAR of 3:1 (approximately 60,637 square feet);
4. Pursuant to LAMC Section 12.24 W.24(a), a Vesting Conditional Use Permit to allow the construction, use, and maintenance of a hotel in the C2-2 Zone within 500 feet of any residence; and

5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that exceeds 50 dwelling units and/or guest rooms.

Applicant: Tauan Chen, Infinitely Group, Inc.
Representative: Eric Lieberman, QES Incorporated

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

****THE FOLLOWING ITEM WILL BE CONSIDERED AFTER 12:00 PM****

13. **CPC-2016-1243-CA** Council Districts: All
CEQA: ENV-2016-1277-ND Last Day to Act: N/A
Plan Areas: All Continued From: 08-09-18

PROJECT SITE: Citywide

PROPOSED PROJECT:

The proposed Home Sharing Ordinance amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund.

****RECOMMENDED ACTIONS:**

1. Recommend that the City Council determine, pursuant to CEQA Guidelines, section 15060(c), based upon the whole of the administrative record, that the adoption of the Home Sharing Ordinance is not a "project" as defined by CEQA Guidelines Section 15378;
2. Recommend that the City Council determine, based on the whole of the administrative record, the adoption of the Home Sharing Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment;
3. Recommend that the City Council find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-1277-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the adoption of the Home Sharing Ordinance will have a significant effect on the environment; find that the Negative Declaration reflects the independent judgment and analysis of the City; and adopt the Negative Declaration;
4. Approve the proposed ordinance and recommend its adoption by the City Council;
5. Adopt the staff report as the Commission's report on the subject; and
6. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Matthew Glesne, City Planner
matthew.glesne@lacity.org
(213) 978-2666

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

Thursday, September 27, 2018

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

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at cpc@lacity.org.