

## COMMISSION MEETING AUDIO

### CITY PLANNING COMMISSION REGULAR MEETING

**THURSDAY, MARCH 28, 2013, after 8:30 a.m.**

**\*\*\*\* JOHN FERRARO COUNCIL CHAMBER ROOM 340 \*\*\*\*  
200 N. MAIN STREET, LOS ANGELES, CA 90012**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

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

#### POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 5.

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.**

***The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.***

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 three working days (72 hours) 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 ajenized 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 through the Internet at [www.planning.lacity.org](http://www.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

**1. DIRECTOR'S REPORT (No Audio Available)**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports:
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest:

**2. COMMISSION BUSINESS (No Audio Available)**

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – March 14, 2013

**3. PUBLIC COMMENT PERIOD (No Audio Available)**

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-PUBLIC HEARING 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.

4. [CPC-2012-2405-VZC-ZAA-SPR](#)  
CEQA: ENV-2012-2406-MND-REC1  
Plan Area: Hollywood

Council District: 4 – LaBonge  
Expiration Date: 3-28-13  
Appeal Status: Appealable to City Council; ZC appealable by applicant only, if it is disapproved in whole or in part

**PUBLIC HEARING** – Completed on February 13, 2013

**Location:** 1411 N. HIGHLAND AVENUE

**Proposed Project:**

Construction, use and maintenance of a six-story building consisting of 76 residential apartment units (17 studio units, 25 one-bedroom units, 30 two-bedroom units and 4 three-bedroom units) and 2,500 square feet of commercial space with 143 total parking spaces, including 1 loading space, in the proposed (T)(Q)RAS4-1-SN Zone.

**Requested Actions:**

1. Vesting Zone Change pursuant to LAMC Section 12.32, to modify Q Conditions from previously approved Case No. CPC-2005-3417-VZC to include modification of conditions so that they reference the current project instead of the previous project regarding the site plan, commercial floor area, building height, density and parking (specifically condition nos. 2, 3, 4, 5 and 6).
2. Zoning Administrator's Adjustment pursuant to LAMC Section 12.28, to allow a variable 1'-6" to 2'-6" side yard setback along the westerly property line in lieu of the 5-foot setback otherwise required.
3. Site Plan Review pursuant to LAMC Section 16.05, for the development of 76 dwelling units.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration, (**ENV-2012-2406-MND-REC1**) and required findings for the above-referenced project.

**Applicant:** Donna Kelly, Lennar Homes of California, Inc.

**Appellant:** Joel Miller, PSOMAS

**Recommended Actions:**

1. Adopt Mitigated Negative Declaration No. **ENV-2012-2406-MND-REC1**.
2. Approve and Recommend that the City Council adopt a Zone Change from (T)(Q)RAS4-1-SN to (T)(Q)RAS4-1-SN subject to the "T" and "Q" Conditions of Approval.
3. Deny a Zoning Administrator's Adjustment to allow a variable 1'-6" to 2'-6" setback along the westerly property line.
4. Approve Site Plan Review Findings for a development of 76 dwelling units and 2,500 square feet of commercial space.
5. Adopt the related Findings.
6. Recommend that the applicant be advised that the time limits for effectuation of a zone in the "Q" Qualified classification are specified in Section 12.32.G of the LAMC. Conditions must be satisfied prior to the issuance of building permits.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Sarah Molina Pearson (213) 473-9983

5. [VTT-71837-CN-1A](#) [PART2](#) [PART3](#) [PART4](#) [PART5](#) [PART6](#) [PART7](#) [PART8](#) [PART9](#) [PART10](#)  
[PART11](#) [PART12](#)

CEQA: ENV-2011-675-EIR  
Plan Area: Hollywood  
Related Cases: CPC-2013-103-DA  
CPC-2008-3440-ZC-CUB-CU-ZV-HD

Council District: 13 – Garcetti  
Expiration Date: 4-3-13  
Appeal Status: Further appealable  
to City Council

**PUBLIC HEARING**

**Location:** 1720-1770 N. VINE STREET, 1745-1753 N. VINE STREET,  
1746-1770 N. IVAR AVENUE, 1733, 1741 ARGYLE AVENUE,  
6236, 6270, 6334 W. YUCCA STREET

**Proposed Project:**

A 41-lot subdivision with 492 residential units, a 200-room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of restaurant uses on a 4.46 acre site.

**Requested Actions:**

APPEALS of the entire decision of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 71837-CN. Consideration of Environmental Impact Report No. **ENV-2011-675-EIR**.

**Applicant:** Millennium Hollywood, LLC  
Representative: Alfred Fraijo, Sheppard Mullin  
**Appellants:**  
1. AMDA College and Conservatory of the Performing Arts  
2. Annie Geoghan  
3. Argyle Civic Association  
4. Beachwood Canyon Neighborhood Association  
5. Hollywood Dell Civic Association  
6. Hollywoodland Homeowners Association

**Recommended Actions:**

1. Deny the appeals in whole.
2. Sustain the February 22, 2013 decision of the Deputy Advisory Agency
3. Adopt Environmental Impact Report No. **ENV-2011-675-EIR**.

**Staff:** Luciralia Ibarra (213) 978-1378

6. **CPC-2008-3440-ZC-CUB-CU-ZV-HD (Heard w/ ITEM #5)** Council District: 13 – Garcetti  
CEQA: ENV-2011-675-EIR Expiration Date: 4-3-13  
Plan Area: Hollywood Appeal Status: Further appealable  
Related Cases: VTT-71837-CN-1A to City Council; ZC appealable by  
CPC-2013-103-DA applicant only, if it is disapproved in  
whole or in part

**PUBLIC HEARING** – Completed on February 19, 2013

**Location:** 1720-1770 N. VINE STREET, 1745-1753 N. VINE STREET,  
1746-1770 N. IVAR AVENUE, 1733, 1741 ARGYLE AVENUE,  
6236, 6270, 6334 W. YUCCA STREET

**Proposed Project:**

The development of two sites consisting of eight parcels on 4.47 acres of land with a mixed-use community consisting of office, hotel, commercial and residential development with subterranean and above-grade parking. The project consists of an east site and a west site, with the construction of two towers, ranging in height from 220 feet to 585 feet in the maximum height scenario. The components of the project include 492 residential units, a 200 room hotel, approximately 100,000 square feet of new office space, an approximately 35,000 square foot sports club, approximately 15,000 square feet of retail uses and approximately 34,000 square feet of food and beverage uses. The project may alter the types or amounts of the uses from those listed above in compliance with the Land Use Equivalency program and Development Regulations. A minimum of 5 percent grade level open space will be provided for buildings up to a height of 220 feet and up to 12 percent grade level open space for buildings taller than 550 feet pursuant to the project's Development Regulations.

**Requested Actions:**

1. Pursuant to Section 12.32-F of the Municipal Code, a Vesting Zone Change from C4 to C2.
2. Pursuant to Section 12.32.Q, a Height District Change from '2D' to '2', removing the "D" Limitation to permit a floor area ratio (FAR) of 6:1 in lieu of the 4.5:1 currently permitted.
3. Pursuant to Section 12.24.W.24 and 12.24.T, a Vesting Conditional Use to permit a hotel use within 500 feet of a R Zone.
4. Pursuant to Section 12.24, Conditional Uses to:
  - a. Allow floor area averaging in a unified development (12.24-W,19).
  - b. Permit the sale and dispensing of a full line of alcoholic beverages (12.24-W,1).
  - c. Permit live entertainment and dancing (12.24-W,18(a)).
5. Pursuant to Section 12.27, Zone Variances to:
  - a. Permit outdoor eating areas above the ground floor.
  - b. Allow less than the required parking for the sports club/fitness facility.
  - c. Allow Reduced On-Site Parking for Transportation Alternatives (12.21-A,4(y)).

**Applicant:** Millennium Hollywood, LLC  
Representative: Alfred Fraijo, Sheppard, Mullin

**Recommended Actions:**

1. Recommend that the City Council Certify that it has reviewed and considered the Environmental Impact Report, **ENV-2011-675-EIR** (SCH No. 2011041094), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopt the related environmental Findings, and Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:
  - a. The Environmental Impact Report (EIR) for the Millennium Hollywood project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the

- State and City of Los Angeles CEQA Guidelines.
- b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.
  - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Recommend that the City Council Approve a Vesting Zone Change and Height District Change from C4-2D-SN to C2-2-SN to allow an FAR of 6:1.
  3. Approve a Vesting Conditional Use to permit a hotel use within 500 feet of the R Zone.
  4. Approve a Conditional Use to allow floor area averaging of a unified development to allow the use of the total lot area of both the East and West Sites.
  5. Approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages.
  6. Approve a Conditional Use to permit live entertainment and dancing.
  7. Approve a Zone Variance to permit outdoor eating areas above the ground floor.
  8. Approve a Zone Variance to allow reduced parking for the sports club/fitness facility.
  9. Approve Reduced On-Site Parking for Transportation Alternatives to allow for reduced/shared on-site parking.
  10. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated in the staff report.
  11. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Luciralia Ibarra (213) 978-1378

**7. CPC-2013-103-DA (Item Not Heard)**  
 CEQA: ENV-2011-675-EIR  
 Plan Area: Hollywood  
 Related Cases: VTT-71837-CN-1A  
 CPC-2008-3440-ZC-CUB-CU-ZV-HD

Council District: 13 – Garcetti  
 Expiration Date: 4-3-13  
 Appeal Status: Not appealable

**PUBLIC HEARING** - Completed on February 19, 2013

**Location:** 1720-1770 N. VINE STREET, 1745-1753 N. VINE STREET,  
 1746-1770 N. IVAR AVENUE, 1733, 1741 ARGYLE AVENUE,  
 6236, 6270, 6334 W. YUCCA STREET

**Proposed Project:**

The applicant proposes a development agreement for a term to of 22 years (concluding in 2035), allowing the applicant the ability to vest the entitlements associated with the development, and in exchange will provide community benefits.

**Requested Actions:**

1. Pursuant to California Government Code Sections 65864-65869.5, request that the City enter into a Development Agreement with the applicant.
2. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Certification of the Environmental Impact Report No. **ENV-2011-675-EIR**, including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and the adoption of the related environmental Findings and Statement of Overriding Considerations.

**Applicant:** Millennium Hollywood, LLC  
Representative: Alfred Fraijo, Sheppard, Mullin

**Recommended Actions:**

1. Recommend that the City Council Certify that it has reviewed and considered the Environmental Impact Report, **ENV-2011-675-EIR** (SCH No. 2011041094), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and Adopt the related environmental findings, and Statement of Overriding Considerations as the environmental clearance for the proposed project and find that:
  - a. The Environmental Impact Report (EIR) for the Millennium Hollywood project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
  - b. The Project's EIR was presented to the City Planning Commission (CPC) as a recommending body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to recommending the project for approval, as well as all other information in the record of proceedings on this matter.
  - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Approve and Recommend that the City Council Adopt the proposed Development Agreement, pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement, for a term of approximately 15 years.
3. Recommend that the City Council adopt an ordinance, and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
4. Recommend that the City Council Adopt the related Findings.
5. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Luciralia Ibarra (213) 978-1378

The next scheduled regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, April 11, 2013**  
**Public Works Board Room 350**  
**200 N. Spring Street**  
**Los Angeles, CA 90012**

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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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).