

COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 9, 2017 after 8:30 a.m.
CITY PLANNING COMMISSION
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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

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

1. [DIRECTOR'S REPORT](#)

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

2. [COMMISSION BUSINESS](#)

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – December 8, 2016 and January 26, 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-2016-2466-GPA-ZC-HD-VCU-CUB-SPR**

CEQA: ENV-2016-2467-MND
Plan Area: South Los Angeles

Council District: 9 – Price, Jr.
Last Day to Act: 02-09-17

PUBLIC HEARING: Completed November 2, 2016

PROJECT SITE: 3031-3105 South Figueroa Street

PROPOSED PROJECT:

Demolition of an existing two-story, 72-room Vagabond Inn Motel and restaurant building and the construction, use and maintenance of a new seven-story dual branded hotel building with a maximum of 275 guest rooms and 1,400 square-feet of ground floor restaurant/café. Parking for 173 vehicles will be provided in one level of subterranean level parking and one level at-grade within the hotel building. The proposed building will be approximately 85-feet in height.

REQUESTED ACTIONS:

1. Consider adoption of Mitigated Negative Declaration No. ENV-2016-2467-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the South Los Angeles Community Plan to amend Footnote No. 14 to allow hotel uses to be developed to a Floor Area Ratio of 3.0:1 with a corresponding Height District change to 2D and to exclude hotel uses with 300 guestrooms or less from providing a minimum commercial floor area of no less than 0.5:1 and no more than 0.9:1;
3. Pursuant to LAMC Section 12.32-F a Zone Change and Height District Change from [Q]C2-1VL-O to [Q]C2-2D-O to permit a maximum Floor Area Ratio of 3.0:1;
4. Pursuant to LAMC Sections 12.24-T and 12.24-W, 24 a Vesting Conditional Use to permit a hotel development within 500 feet of a residentially zoned property;
5. Pursuant to LAMC Section 12.24-W, 1 a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in

- conjunction with a 275 room hotel and 1,400 square-feet of ground floor restaurant/café; and
6. Pursuant to LAMC Section 16.05, Site Plan Review for a for a development project which creates or results in an increase of 50 or more guest rooms; and

Applicant: Vista Investments, LLC, Juan Llaca
Representative: Paul Garry, Psomas

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

- 5b. **CPC-2016-3044-DA** Council District: 9 – Price, Jr.
CEQ: ENV-2016-3467-MND Last Day to Act: 02-09-17
Plan Area: South Los Angeles

PUBLIC HEARING Completed November 2, 2016

PROJECT SITE: 3031-3105 South Figueroa Street

PROPOSED PROJECT:

Development Agreement for the provision of union agreement and a community benefits package with a combined value of \$500,000 in exchange for a proposed term of 15 years.

REQUESTED ACTION:

1. Consider adoption of Mitigated Negative Declaration No. ENV-2016-2467-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d);
2. Pursuant to California Government Code Sections 65864-65869.5, to enter into a Development Agreement with the City of Los Angeles, for a term of 15 years.

Applicant: Vista Investments, LLC, Juan Llaca
Representative: Paul Garry, Psomas

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

6. **VTT-72928-CN-1A** Council District: 2 – Krekorian
CEQA: ENV-2014-4617-MND Last Day to Act: 02-09-17
Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

PUBLIC HEARING

PROJECT SITE: 4215 North Vineland Avenue;
11015 West Aqua Vista Street

PROPOSED PROJECT:

Demolition of an existing two-story, 32-unit apartment building and one single-family dwelling in conjunction with the construction of a new four-story 85-unit residential condominium with seven (7) units reserved for Very Low Income households with 192 automobile parking spaces on a 49,537 square-foot site.

APPEAL:

Appeal of the Deputy Advisory Agency’s determination to approve Vesting Tentative Tract No. VTT-72928-CN, pursuant to Los Angeles Municipal Code Section 17.06-A.3, for the subdivision of the subject site in association with the proposed project; and of the Mitigated Negative Declaration No. ENV-2014-4617-MND, including the Mitigation Monitoring Program for the project.

Applicant: Citywalk Apartments, LLC & Aqua Vista Residential, LLC
Representative: Darryl Fisher

Appellant: Mary Mallory

Staff: Heather Bleemers, City Planner
heather.bleemers@lacity.org
(213) 978-0092

- 7. [VTT-73981-1A](#)
CEQA: ENV-2016-343-MND
Plan Area: Wilshire

Council District: 10 – Wesson Jr.
Last Day to Act: 02-09-17

PUBLIC HEARING

PROJECT SITE: 3545 West Wilshire Boulevard;
(3539-3551 West Wilshire Boulevard, 601, 611, 619, 627, 637, and 645 South Ardmore Avenue)

PROPOSED PROJECT:

The demolition of existing structures and the construction, use, and maintenance of a new 513,732 square-foot mixed-use building consisting of a 14-story building along 6th Street and a 32-story building along Wilshire Boulevard, and 6-levels of parking. The mixed-use buildings will contain a total of 428 residential dwelling units and 31,689 square feet of commercial space. The project will provide a total of 864 automobile parking spaces and 652 bicycle parking spaces.

APPEAL:

Appeal of the Deputy Advisory Agency’s determination to approve Vesting Tentative Tract No. VTT-73981, pursuant to Los Angeles Municipal Code Section 17.06, for one ground lot and seven air space lots for a maximum of 428 residential dwelling units and 31,689 square-feet of commercial space, with a total of 864 automobile parking spaces and 652 bicycle parking spaces; and of the Mitigated Negative Declaration No. ENV-2016-343-MND, including the Mitigation Monitoring Program for the project.

Applicant: 3545 Wilshire, LLC
Representative: Jim Ries, Craig Lawson & Co, LLC

Appellant: CreedLA , Jeff Modrzejewski

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

8. **CPC-2016-341-VZC-ZAA-SPR**

CEQA: ENV-2016-343-MND
Plan Area: Wilshire

Council District: 10 – Wesson Jr.
Last Day to Act: 02-09-17

PUBLIC HEARING

PROJECT SITE: 3545 West Wilshire Boulevard;
(3539-3551 West Wilshire Boulevard, 601, 611, 619, 627, 637, and 645
South Ardmore Avenue)

PROPOSED PROJECT:

The demolition of existing structures and the construction, use, and maintenance of a new 513,732 square-foot mixed-use building consisting of a 14-story building along 6th Street and a 32-story building along Wilshire Boulevard, and 6-levels of parking. The mixed-use buildings will contain a total of 428 residential dwelling units and 31,689 square feet of commercial space. The project will provide a total of 864 automobile parking spaces and 652 bicycle parking spaces.

REQUESTED ACTIONS:

1. Consider that based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-343-MND, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Plan Approval.
2. Pursuant to LAMC Section 12.32-Q, a Vesting Zone Change from C2-2, R5-2, P-2, and C4-2 to C4-2;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit a zero-foot side yard for levels 1 through 6 of the residential parking structure in lieu of the required 16-feet required pursuant to LAMC Section 12.16-C,2; and
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates 50 or more residential dwelling units.

Applicant: 3545 Wilshire, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

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

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

Thursday, February 23, 2017

**Van Nuys City Hall
City 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.