

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 20, 2017 after 11:30 a.m.
LOS ANGELES CITY HALL, PUBLIC WORKS BOARD ROOM 350
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 issues update
- C. Other Items of Interest

2. [COMMISSION BUSINESS](#)

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – March 23, 2017 (Special Meeting); March 23, 2017 (Regular Meeting)

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-2015-1479-PAD-ZAD-COA](#)

CEQA: ENV-2016-3406-CE/ENV-2016-3906-CE
Plan Area: Northeast Los Angeles

Council District: 1 - Cedillo
Last Day to Act: 04-24-17

PUBLIC HEARING – Completed January 4, 2017

PROJECT SITE: 2111 North Griffin Avenue

PROPOSED PROJECT:

The construction of a 35-foot 14,257 square-foot gymnasium with a 1,248 square foot canvas shade structure as an accessory use to the existing Sacred Heart High School campus. The project will provide 27 parking spaces on site.

REQUESTED ACTIONS:

1. Based on the whole of the administrative record, the Project is exempt pursuant to the City of Los Angeles Environmental Quality Act Exemption Article III Section 1, Class 11 Category 7 (Accessory Structures), and Section 1, Class 31 (Historic Resource Restoration/Rehabilitation), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC), a Plan Approval to permit the construction and maintenance of a new 35-foot high, 14,257 square-foot gymnasium with a 1,248 square-foot canvas shade structure as an accessory use to an existing deemed to be approved Private High School;
3. Pursuant to LAMC Section 12.24 F, a Zoning Administrator's Determination to permit the following reductions in the required yards (Section 12.09 C 1 and Section 12.21 C 3 -Yards for Institutions):
 - a. Zero front yard setback along the Sichel Street frontage in lieu of the 15-foot required,
 - b. Zero foot southerly side yard setback in lieu of the 10-feet required setback; and
 - c. Six foot northerly side yard setback in lieu of the 10-feet required setback;
4. Pursuant to LAMC Section 12.24 X 20, a Zoning Administrator's Determination to allow 27 of the 54 required parking spaces to share the existing church and

- elementary school's 77 spaces.
5. Pursuant to Los Angeles Municipal Code Section 12.20.3, a Certificate of Appropriateness for the construction of a gymnasium and canvas shade structure on a contributing lot within the Lincoln Heights Historic Preservation Zone.

Applicant: Monsignor Joseph V. Brennan, Archdiocese of LA Welfare Corporation
Representative: Christopher Murray

Staff: Greg Shoop, City Planner
greg.shoop@lacity.org
(213) 978-1243

5b. [CPC-2016-4316-DB](#)
CEQA: ENV-2016-4317-CE
Plan Area: Wilshire

Council District: 4 - Ryu
Last Day to Act: 05-29-17

PUBLIC HEARING – Completed March 15, 2017

PROJECT SITE: 5570 West Melrose Avenue;
647 North Beachwood Drive

PROPOSED PROJECT:

The construction, use, and maintenance of a new two- to five-story, approximately 43,078 square-foot mixed-use building consisting of 52 residential dwelling units and approximately 5,500 square-feet of commercial area. The project will set aside five (5) units for Very Low Income Households. The building will have an approximate height of 56 feet and five stories of residential dwelling units above ground floor commercial. Parking will be provided at grade level and within one subterranean level of parking and will provide 76 automobile parking spaces (24 commercial, and 52 residential) and a total of 64 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, and City CEQA Guidelines, Article III, Section I, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code, a 35% Density Bonus (with a set aside of 11% of the base density, five (5) units, for Very Low Income households); and two on-menu incentives and one off-menu waiver as follows:
 - a. Pursuant to LAMC Section 12.22-A,25(f)(4)(i), an on-menu incentive to increase the Floor Area Ratio (FAR) to 2.02:1 in the C2-1VL Zone and 4.05:1 in the R3-1 Zone in lieu of the otherwise permitted 1.5:1 and 3:1 FAR pursuant to Municipal Code Section 12.21.1-A.
 - b. Pursuant to LAMC Section 12.22-A,25(f)(8), an on-menu incentive to permit the averaging of floor area ratio, density, parking, open space, and access from the C2-1VL Zone to the R3-1 Zone.
 - c. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu waiver to permit a maximum of five (5) stories and 56 feet in lieu of the otherwise permitted three (3) stories and 45 feet pursuant to Municipal Code Section 12.21.1-A.1.

Applicant: Crescent Capital Partners
Representative: Dana Sayles, three6ixty

Staff: Lilian Rubio, City Planning Associate
lilian.rubio@lacity.org
(213) 978-1840

6. **CPC-2016-2863-DB****

CEQA: ENV-2016-2864-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 04-21-17

**Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to an unspecified date. (Motion required)

PUBLIC HEARING – Completed March 9, 2017

PROJECT SITE: 2468 North Glendale Boulevard

PROPOSED PROJECT:

Demolition of commercial buildings and the construction of a 5-story, 56-foot tall, residential building with 50 units, 599 square-foot community room, two levels of parking for a total of 45 parking spaces. The project proposes to set aside 5 units, or 11 percent of the base dwelling units, as Restricted Affordable Units for Very-Low Income households. The site is zoned [Q]C2-1VL and designated Neighborhood Commercial in the Silver Lake – Echo Park – Elysian Valley Community Plan.

REQUESTED ACTIONS:

1. Pursuant to Section 15332 of the California CEQA Guidelines, an Exemption from CEQA pursuant to Class 32 of the State CEQA Guidelines; and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. An Off-Menu Incentive pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), to permit a 35% increase in Floor Area Ratio from 1.5:1 to 2.025:1 in the C2-1VL zone to allow a total of 31,084 square feet in a Very High Fire Hazard Severity Zone; and
3. An Off-Menu Incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit an increase of 11 additional feet in building height to allow a 56-foot building height in a Very High Fire Hazard Severity Zone.

Applicant: Robert Assil, UB 2468 Glendale, LLC
Representative: Dana Sayles, three6ixty

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

7. [CPC-2015-4398-GPA-ZC-HD-ZAD-CU**](#)
CEQA: ENV-2012-1962-EIR; SCH No. 2008101017
Plan Area: West Adams-Baldwin Hills-Leimert
Related Case: CPC-2016-3681-DA

Council Districts: 8 – Harris-Dawson
10 – Wesson Jr.
Last Day to Act: 04-20-17

**Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to an unspecified date. (Motion required)

PUBLIC HEARING – Completed December 21, 2016

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

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

PROPOSED PROJECT:

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

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR, SCH No. 2008101017 certified on January 18, 2017; and no subsequent EIR or addendum is required for approval of the project;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the West Adams-Baldwin Hills-Leimert Community Plan to modify Footnote 1 to allow Height District 2 in the Regional Commercial land use designation;
3. Pursuant to LAMC Section 12.32, a Zone and Height District Change from C2-2D and [T][Q]C2-2D to [T][Q]C2-2D to:
 - a. Revise the “D” Limitation as established by Ordinance No. 165,481 to allow a Floor Area Ratio up to 3:1 across the entire site, in lieu of the “D” Limitation of a 3:1 FAR of each lot and a 1.5:1 FAR total across the entire site; and
 - b. Revise the “Q” Condition as established by Ordinance No. 162,020 to allow two parking spaces per 1,000 square feet for the commercial and office use, in lieu of the “Q” Condition requiring three parking spaces per 1,000 square feet.

4. Pursuant to LAMC Section 12.24-W,19, a Conditional Use to allow floor area ratio averaging for a unified development;
5. Pursuant to LAMC Section 12.24-Y, a Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for the commercial use located within 1,500 feet of a transit facility; and
6. Pursuant to LAMC Section 12-24-X,20, a Zoning Administrator's Determination to allow shared parking for commercial uses.

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

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

8. **CPC-2016-3681-DA****

CEQA: ENV-2012-1962-EIR; SCH No. 2008101017
Plan Area: West Adams-Baldwin Hills-Leimert
Related Case: CPC-2015-4398-GPA-ZC-HD-ZAD-CU

Council Districts: 8 – Harris-Dawson
10 – Wesson
Last Day to Act: 04-20-17

**Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to an unspecified date. (Motion required)

PUBLIC HEARING Completed December 21, 2016

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

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

PROPOSED PROJECT:

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

REQUESTED ACTIONS:

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

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

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

9. **VTT-73536-1A**
CEQA: ENV-2014-2735-EIR; SCH 2014111013
Plan Area: Hollywood
Related Case: ZA-2015-1766-MCUP-VCU-SPR

Council District: 13 – O'Farrell
Last Day to Act: 04-20-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1335-1357 N. Vine Street;
1338-1352 N. Ivar Avenue; 6331-6355 Homewood Avenue;
6314-6372 De Longpre Avenue

PROPOSED PROJECT:

The project, Alternative 5 of the EIR, was approved by the Deputy Advisory Agency on February 22, 2017. Vesting Tentative Tract Map No. 73536, consists of one master ground lot, one below-grade lot and five airspace lots for the construction of an approximately 496,849 square-foot mixed-use development containing offices, residences, and restaurant space with associated parking. The project includes approximately 285,719 square feet of office space and 16,135 square feet of restaurant space in four buildings up to six stories in height (Buildings A, B, C, and D). The project also includes an approximately 194,995 square-foot, 19-story residential tower containing 200 multi-family residences (Building F).

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve, pursuant to Los Angeles Municipal Code Section 17.06, a Vesting Tentative Tract Map to permit the merger and re-subdivision of a 3.55 net acre site into one master ground lot, one below-grade lot and five airspace lots; and an appeal of the adequacy and certification, pursuant to Section 21082.1(c) of the California Public Resources Code, of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2014-2735-EIR, SCH No. 2014111013.

Applicant: Phil Tate – KR Academy, LLC
Representative: CJ Laffer, Manatt, Phelps & Phillips, LLP

Appellant: Craig Collins – Golden State Environmental Justice Alliance

Staff: Sarah Molina Pearson, City Planner
sarah.molina-pearson@lacity.org
(213) 473-9983

10. [ZA-2015-1766-MCUP-VCU-SPR-1A](#)
CEQA: ENV-2014-2735-EIR; SCH 2014111013
Plan Area: Hollywood
Related Case: VTT-73536

Council District: 13 – O'Farrell
Last Day to Act: 04-20-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1335-1357 N. Vine Street;
1338-1352 N. Ivar Avenue; 6331-6355 Homewood Avenue;
6314-6372 De Longpre Avenue

PROPOSED PROJECT:

The project, Alternative 5 of the EIR, was approved by the Associate Zoning Administrator on February 22, 2017, for the construction of an approximately 496,849 square-foot mixed-use development containing offices, residences, and restaurant space with associated parking. The project includes approximately 285,719 square feet of office space and 16,135 square feet of restaurant space in four buildings up to six stories in height (Buildings A, B, C, and D). The project also includes an approximately 194,995 square-foot, 19-story residential tower containing 200 multi-family residences (Building F).

APPEAL:

Appeal of the Zoning Administrator's determination to approve:

1. A Master Conditional Use Permit (MCUP) authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption within seven restaurants and one lobby bar pursuant to Section 12.24-W, 1 of the Los Angeles Municipal Code (LAMC);
2. A Vesting Conditional Use to allow Floor Area Averaging in a unified development not to exceed 3.22:1, pursuant to Section 12.24-W, 19 of the LAMC;
3. A Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area pursuant to Section 16.05 of the LAMC; and

An appeal of the adequacy and certification, pursuant to Section 21082.1(c) of the California Public Resources Code, of the Environmental Impact Report, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for ENV-2014-2735-EIR, SCH No. 2014111013.

Applicant: Phil Tate – KR Academy, LLC
Representative: CJ Laffer, Manatt, Phelps & Phillips, LLP

Appellant: Craig Collins – Golden State Environmental Justice Alliance

Staff: Sarah Molina Pearson, City Planner
sarah.molina-pearson@lacity.org
(213) 473-9983

11. [DIR-2016-304-DB-SPR-1A](#)
CEQA: ENV-2016-2229-MND
Plan Area: Palms - Mar Vista - Del Rey

Council District: 11 – Bonin
Last Day to Act: 04-20-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 12440 -12492 Venice Boulevard

PROPOSED PROJECT:

Construction of a six-story with a mezzanine level, mixed-use development totaling 60,552 square feet, with 2,100 square feet of retail space, 77 residential units, including one at grade level of parking and one subterranean parking level, with a maximum building height of 83 feet.

APPEAL:

Appeal of the entire decision of the Director of Planning to approve:

1. A Density Bonus Compliance Review utilizing one on-menu Density Bonus Affordable Housing Incentive pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC) for a project totaling 77 dwelling units, reserving at least 11 percent, or 7 dwelling units of the 57 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years. The project will utilize Assembly Bill 744 to allow for the provision of reduced parking for 46 residential parking spaces; and an allowance for a 2.62:1 Floor Area Ratio in lieu of the normally required 1.5:1 Floor Area Ratio; and
2. A Site Plan Review pursuant to LAMC Section 16.05 for the construction of a six-story with a mezzanine level, mixed-use development totaling 60,552 square feet, with 2,100 square feet of retail space, 77 residential units, including one at grade level of parking and one subterranean parking level, with a maximum building height of 83 feet; and

An appeal of the adoption of Mitigated Negative Declaration ENV-2016-2229-MND, and the corresponding Mitigation Monitoring Program (MMP) as the project's environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1(c)(3) of the California Public Resources Code.

Applicant: Pamela Day, Crimson EHOF

Appellants: Robert W. Logue and Kathy Logue (abutting property owners); Ilah Hardesty (tenant of an abutting property owner) and West Mar Vista Residents Association & South Mar Vista Neighborhood Association (aggrieved party)

Staff: Lakisha Hull, City Planner
lakisha.hull@lacity.org
(213) 978-1319

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

Thursday, April 27, 2017

**VAN NUYS CITY HALL
COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET
VAN NUYS, CALIFORNIA 91401**

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