

PLANNING AND LAND USE MANAGEMENT COMMITTEE

TUESDAY, JUNE 4, 2013

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER ED P. REYES, CHAIR
COUNCILMEMBER JOSE HUIZAR
COUNCILMEMBER MITCHELL ENGLANDER

(Sharon Gin - Legislative Assistant – (213)-978-1074 or Sharon.Gin@lacity.org)

Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: Sharon Gin at (213) 978-1074.

FILE NO.

SUBJECT

(1)

[12-0460](#)

Report from the Department of City Planning relative to a quarterly status update on the revision of the Zoning Code.

Fiscal Impact Statement Submitted: Yes

Community Impact Statement: None Submitted

(2)

[12-0460-S1](#)

Report from the City Administrative Officer relative to a contract for consulting services to support the revision of the Zoning Code.

Fiscal Impact Statement Submitted: Yes

Community Impact Statement: None Submitted

(3)

[13-0593](#)

CPC-2008-3440
VZC-CUB-CU-
ZV-HD
CD 13

TIME LIMIT: 7/27/13; LAST DAY FOR COUNCIL ACTION: 7/26/13

IN COUNCIL: 6/19/13

Environmental Impact Report, Mitigation Monitoring and Reporting Program, Statement of Overriding Consideration and related California Environmental Quality Act findings and appeals filed by (i) Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright,

Esq., The Silverstein Law Firm, APC) of the entire determination of the Los Angeles City Planning Commission (LACPC) and (ii) HEI/GC Hollywood and Vine Condominiums, LLC and Hollywood and Vine Residences Association (Representative: Benjamin M. Reznik, Jeffer, Mangels, Butler, Mitchell, LLP) of part of the determination of the LACPC, in taking the actions listed below for property located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street.

1. Approved a Vesting Zone Change from C4 to (T)(Q)C2-2-SN.
2. Approved a Height District Change from Height District 2D to Height District 2.
3. Approved the requested Vesting Conditional Use to permit a hotel within 500 feet of an R Zone.
4. Approved the requested Master Conditional Use to permit the sale and dispensing of a full-line of alcohol for on and off-site consumption and live entertainment.
5. Approved the requested Conditional Use to permit floor area averaging in a unified development.
6. Approved a Zone Variance to permit outdoor eating areas above the ground floor.
7. Approved a Zone Variance to permit reduced parking for the sports club/fitness facility.
8. Approved Reduced On-Site Parking for Transportation Alternatives.
9. Adopted amended Findings and modified Conditions of Approval.
10. Certified that it has reviewed and considered the Environmental Impact Report (EIR), ENV-2011-575-EIR (SCH No. 2011041094), including the accompanying mitigation measures, the Mitigation Monitoring and Reporting program, and adopted the related environmental Findings, and Statement of Overriding Considerations as the environmental clearance for the project and Find:
 - a. The EIR for the 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 LACPC as a recommending body of the lead agency, and the LACPC 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.

The above project involves 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.

Applicant: Millennium Hollywood, LLC

Representative: Alfred Fraijo, Sheppard Mullin Richter and Hampton, LLP

Fiscal Impact Statement Submitted: Yes

Community Impact Statement: None Submitted

(4)

[13-0593-S1](#)

VTT-71837-CN-1A
CD 13

TIME LIMIT: 6/19/13; LAST DAY FOR COUNCIL ACTION: 6/19/13
IN COUNCIL: 6/19/13

Environmental Impact Report, Mitigation Monitoring and Reporting Program, Statement of Overriding Consideration and related California Environmental Quality Act findings and an appeal filed by Communities United for Reasonable Development (Representatives: Robert Silverstein, Esq. and Daniel E. Wright, Esq., The Silverstein Law Firm, APC) of the entire determination of the LACPC in taking the actions listed below for property located at 1720-1770 North Vine Street; 1745-1753 North Vine Street; 1746-1770 North Ivar Avenue; 1733 and 1741 Argyle Avenue; and 6236, 6270, and 6334 West Yucca Street.

1. Denied the appeals filed by AMDA College and Conservatory of the Performing Arts; Annie Geoghan; Argyle Civic Association; Beachwood Canyon Neighborhood Association; Hollywood Dell Civic Association; and Hollywoodland Homeowners Association.
2. Sustained the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 71837-CN, 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.

3. Adopted Findings and Conditions of Approval.
4. Adopted Environmental Impact Report No. ENV-2011-675-EIR, SCH#2011041094.

The above project involves 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.

Applicant: Millennium Hollywood, LLC

Representative: Alfred Fraijo, Sheppard Mullin Richter and Hampton, LLP

Fiscal Impact Statement Submitted: Yes

Community Impact Statement: None Submitted

(5)

[13-0521](#)

APCSV-2010-1412
SPE-ZAA-DRB
SPP-MSP
CD 4

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/7/13

IN COUNCIL: 8/7/13

Mitigated Negative Declaration and related California Environmental Quality Act findings and an appeal filed by Steven J. Bernheim (William D. Koehler, Esq., Representative), from part of the determination of the South Valley Area Planning Commission disapproving the Specific Plan Exception to permit the continued use and maintenance of an 400 square-foot, one-car garage located in the Mulholland Drive public right-of-way, subject to Conditions of Approval, for property located at 13201 - 13211 West Mulholland Drive. (The SVAPC also approved the Design Review Determination and Project Permit Compliance Review for the Mulholland Scenic Parkway Specific Plan and took action on Zoning Administrator Adjustments.)

Applicant: Steven J. Bernheim

Representative: William D. Koehler, Esq.

Fiscal Impact Statement Submitted: Yes

Community Impact Statement: None submitted

DISPOSITION: CONTINUED IN PLUM TO 7/23/13; IN COUNCIL 8/7/13

(6)

[13-0509](#)

CPC-2011-2103

VZC-HD-ZAA

CD 5

TIME LIMIT: 7/9/13; LAST DAY FOR COUNCIL ACTION: 7/3/13

CONTINUED FROM 5/14/13

IN COUNCIL: 6/26/13

Mitigated Negative Declaration and related California Environmental Quality Act findings and an appeal filed by Beverly Grossman Palmer on behalf of Burton Way Foundation, Beverly - Wilshire Homes Association, Lorelei and William Shark, and Jack Cash, from part of the determination of the Central Los Angeles Area Planning Commission (CLAAPC) in: approving a vesting zone change from the existing C2 zone to (T)(Q)RAS4-1D, disapproving a height district change from -1VL to -1D with a 67-foot "D" limitation in height, and approving a height district change from -1VL to -1D with a 56-foot "D" limitation in height, for the demolition of four existing commercial structures as well as a 47.5-foot tall, two sided billboard structure and the construction of a six-story, maximum 67-foot in height, 46,230 square feet mixed-use building for property located at 316-324 North La Cienega Boulevard, subject to Conditions of Approval. (On January 22, 2013, the CLAAPC also approved adjustments and adopted the MND.)

Applicant: Solomon Aryeh, Beverly La Cienega, LLC

Representative: Joel Miller, PSOMAS

Fiscal Impact Statement Submitted: Yes

Community Impact Statement: None Submitted

DISPOSITION CONTINUED IN PLUM TO 6/11/13; IN COUNCIL 6/26/13

(7)

[07-1175](#)

Director of Planning's oral status report relative to ongoing development of City planning policies, work program, operations, and other items of interest.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST
WITHIN THIS COMMITTEES SUBJECT MATTER JURISDICTION**

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, Room 395, City Hall, Los Angeles, CA 90012 during normal business hours.

PL060413