

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES OF MEETING
THURSDAY JANUARY 26, 2017**

VAN NUYS COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS, CALIFORNIA 91401

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President David Ambroz called the meeting to order at 8:41 a.m. Commission Vice President Renee Dake Wilson, Commissioners Caroline Choe, Richard Katz, Samantha Millman, and Dana Perlman were in attendance. Commissioners Robert Ahn, John Mack and Veronica Padilla-Campos were absent.

Also in attendance were Vince Bertoni, Planning Director; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

Vince Bertoni, Planning Director gave the Department update which included the City Council's approval of several Historical Preservation Overlay Zones and the 333 La Cienega project.

ITEM NO. 2

COMMISSION BUSINESS

Commissioner Dake Wilson moved to approve the Minutes for the November 17, 2016 meeting while noting a correction. The action was seconded by Commissioner Katz and the vote proceeded as follows:

Moved: Dake Wilson
Seconded: Katz
Yes: Ambroz, Choe, Millman, Perlman
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 – 0

MOTION PASSED

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Seconded: Katz
Yes: Ambroz, Choe, Millman, Perlman
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 – 0

MOTION PASSED

Commissioner Perlman moved to approve the Minutes of Meeting for January 12, 2017. The action was seconded by Commissioner Katz and the vote proceeded as follows:

Moved: Perlman
Seconded: Katz
Yes: Ambroz, Choe, Millman, Dake Wilson
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

No Resolutions were submitted.

ITEM NO. 4

PUBLIC COMMENT PERIOD

No speaker cards were submitted for public comment.

ITEM NO. 5

CONSENT CALENDAR – There were no consent items on the agenda

It was explained by staff that Item Nos. 6 and 7 need to be continued to allow the applicant to post the site with a notice of the Commission Meeting as required by the LAMC.

ITEM NO. 6

VTT-73427-1A

CEQA: ENV-2014-3995-EIR

Plan Area: Chatsworth – Porter Ranch

Related Case: CPC-2004-7308-ZC-ZAD-K

Council District: 12 – Englander

Last Day to Act: 02-09-17

PROJECT SITE: 9503 North Andora Place

MOTION:

Commissioner Ambroz made a motion to continue the case to the City Planning Commission Meeting of February 23, 2017. The motion was seconded by Commissioner Choe, and the vote proceeded as follows:

Moved: Ambroz
Second: Choe
Ayes: Katz, Millman, Perlman, Dake Wilson
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 - 0

MOTION PASSED

ITEM NO. 7**CPC-2004-7308-ZC-ZAD-K**

CEQA: ENV-2014-3995-EIR

Plan Area: Chatsworth – Porter Ranch

Related Case: VTT-73427-1A

Council District: 12 – Englander

Last Day to Act: 01-26-17

PROJECT SITE: 9503 North Andora Place

MOTION:

Commissioner Ambroz made a motion to continue the case to the City Planning Commission Meeting of February 23, 2017. The motion was seconded by Commissioner Choe, and the vote proceeded as follows:

Moved: Ambroz
Second: Choe
Ayes: Katz, Millman, Perlman, Dake Wilson
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 - 0

MOTION PASSED

President Ambroz took Item No. 12 out order.

ITEM NO. 12**CIVIC CENTER MASTER PLAN**

Civic Center Master Plan and Los Angeles Street Civic Center Building (Parker Center Site) and the projects' relationship to the Central City Community Plan Update

Commission discussion and direction regarding the Civic Center Master Plan and Los Angeles Street Civic Center Building (Parker Center Site) and the projects' relationship to the Central City Community Plan Update.

IN ATTENDANCE:

Charlie Rausch, Associate Zoning Administrator, Patricia Diefenderfer, Senior City Planner; Jacqueline Wagner, Chief Administrative Analyst, Stephanie Magnien Rockwell, Principal Project Coordinator, representing the Office of the City Administrator; Jeremy Irvine, Cultural Heritage Commissioner, Rey Fukuda, Little Tokyo Service Center, Bill Watanabe, Little Tokyo Historical Society, Alan Kumamoto, Little Tokyo Stakeholder, Kristin Fukushima, Little Tokyo Community Council, Ellen Endo, Little Tokyo Business Association, and Adrian S. Fine, LA Conservancy.

MOTION:

After an extensive discussion on the record with public testimony and a presentation by the Office of the City Administrator; Commissioner Ambroz made a motion to review the Environmental Impact Report (EIR) and Civic Center Master Plan at a future date to be determined. The motion was seconded by Commissioner Dake Wilson, and the vote proceeded as follows:

Moved: Ambroz
Second: Dake Wilson
Ayes: Choe, Katz, Perlman
Nays: Millman
Absent: Ahn, Mack, Padilla Campos

Vote: 5 - 1

MOTION PASSED

ITEM NO. 8

CPC-2016-270-VZC-HD-CUB-SPR

CEQA: ENV-2016-4313-MND

Plan Area: Hollywood

Council District: 13 – O' Farrell

Last Day to Act: 03-27-17

PUBLIC HEARING

PROJECT SITE: 6516-6526 West Selma Avenue

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, Nick Hendricks, Senior City Planner and Charlie Rausch, Associate Zoning Administrator, representing the Planning Department; Annabelle Eubanks, representing the Los Angeles Police Department; Grant King, Tommie Hotel, LLC, applicant; Kira Teshima, Sheppard Mullins, Alfred Fraijo, Sheppard Mullins, and Simon Ha, representing the Hollywood International Regional Center.

MOTION:

Commissioner Ambroz made the motion to approve the project as recommended by staff including revisions stated by Ms. Sirinopwongsagon with several modifications to the Conditions of Approval

stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

The demolition of an existing surface parking lot and the construction of an eight (8) story, approximately 95-foot tall, 79,621 square foot mixed-use building consisting of a 212-guest room hotel with guest amenities, and ground-floor and rooftop bars/lounges for hotel guests and accessible to the public. A total of 205 automobile parking spaces and 52 bicycle parking spaces will be provided within four (4) levels of a subterranean parking structure. Amenities include common areas such as bar/lounge, fitness center, and rooftop pool. Live entertainment is proposed as part of the ground-floor and rooftop bars/lounges.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4313-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **FIND** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **FIND** the mitigation measures have been made enforceable conditions on the project; and **ADOPT** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Recommend** that the City Council **adopt** a Zone and Height District Change from C4-2D to (T)(Q)C2-2D;
3. **Approve** a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the 79,621-square foot mixed-use building, consisting of:
 - a. in-room mini bars/portable bars within the proposed 212 guest rooms;
 - b. ground-floor bar, lounge, outdoor courtyard and dining areas;
 - c. rooftop bar and lounge;
4. **Approve** a Site Plan Review for the construction, use, and maintenance of a Project with 50 or more guest rooms.
5. **Adopt** the Conditions of Approval as modified by the Conditions; and
6. **Adopt** the Findings.

The motion was seconded by Commissioner Millman and the vote proceeded as follows

Moved: Ambroz
 Second: Millman
 Ayes: Choe, Katz, Perlman, Dake Wilson
 Absent: Ahn, Mack, Padilla-Campos

Vote: 6 - 0

MOTION PASSED

ITEM NO. 9

CPC-2016-2881-GPA-ZC-DB-SPP-SPR

CEQA: ENV-2016-2882-MND

Plan Area: Encino- Tarzana

Council District: 3 – Blumenfield

Last Day to Act: 01-29-17

PUBLIC HEARING – Completed November 15, 2016

IN ATTENDANCE:

Oliver Netburn, City Planning Associate; Heather Bleemers, City Planner, Nick Hendricks, Senior

City Planner and Charlie Rausch, Associate Zoning Administrator, representing the Department of City Planning; Fred Gaines, Gaines and Stacy, LLP representing the applicant Steve Wasserman, WCC&E Properties, LLC.

PROJECT SITE: 5521 – 5545 North Reseda Boulevard;
18525 – 18531 West Clark Street

MOTION:

Commissioner Perlman made the motion to approve the project as recommended by staff including the modifications stated on the record by Mr. Netburn and with modifications to the Q-Conditions and the Conditions of Approval as stated on the record by the Commission. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

The project is the construction, use and maintenance of a five-story, mixed-use building containing 170 residential dwelling units (including 20 units set aside for Very Low Income Households) and 6,000 square-feet of retail *use/restaurant with one (1) at-grade and two (2) subterranean parking levels containing 317 automobile parking spaces.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2882-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Recommend** that the City Council and the Mayor **Approve** a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the parcels located at 18525 and 18531 West Clark Street from Medium Residential to Community Commercial land use;
3. **Recommend** that the City Council **Approve** a Vesting Zone and Height District Change from P-1L, R-1 and C2-1 to (T)(Q)C2-1L;
4. **Approve** a Density Bonus (with a set aside of 11%, 20 units, for Very Low Income Households), and two (2) On-Menu Incentives as follows:
 - a. Floor Area Ratio of 2.75 to 1 (2.75:1) in lieu of the maximum permitted 1.25 to 1 (1.25:1); and
 - b. a maximum height of 56 feet (56') in lieu of the permitted 45 feet (45');
5. **Approve** a Project Permit Compliance for the Ventura-Cahuenga Boulevard Corridor Specific Plan Area;
6. **Approve** a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units;
7. **Adopt** the Conditions as modified by the Commission; and
8. **Adopt** the Findings.

The motion was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Perlman
Second: Millman
Ayes: Ambroz, Choe, Katz, Dake Wilson
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 - 0

MOTION PASSED

ITEM NO. 10**CPC-2016-4382-SP**

CEQA: Los Angeles Memorial Coliseum Renovation
Project EIR, First Addendum, Second Addendum
and Third Addendum (SCH No. 1990011065)

Plan Area: South Los Angeles

Related Case: CPC-2016-3632-DA

Council District: 9 – Price, Jr.

Last Day to Act: 04-10-17

PUBLIC HEARING– Completed December 21, 2016

IN ATTENDANCE:

Sarah Molina-Pearson, City Planner, Luci Ibarra, Senior City Planner and Charlie Rausch, Associate Zoning Administrator.

MOTION:

Commissioner Perlman made the motion to approve the project as recommended by staff including the modifications stated on the record by Mr. Netburn and with modifications to the Q-Conditions and the Conditions of Approval as stated on the record by the Commission. The modified section (8c) of the Specific Plan, shall retain its national historic landmark designation and that future specific permit compliance come back to CPC or its designee and the details of the proposed remodel.

The motion was seconded by Commissioner Ambroz and the vote proceeded as follows:

Moved: Perlman
Second: Ambroz
Yes: Katz, Millman
No: Choe, Dake Wilson
Absent: Ahn, Mack, Padilla-Campos

Vote: 4 - 2

MOTION FAILED**MOTION:**

Commissioner Dake Wilson made the motion to reconsider the item. The motion was seconded by Commissioner Choe and the vote proceeded as follows:

Moved: Dake Wilson
Second: Choe
Yes: Ambroz, Katz, Millman, Perlman
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 - 0

MOTION PASSED**MOTION:**

Commissioner Perlman made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. Subject to the approval of the Director Planning who shall report to the Commission before making any final determination [on the matter]. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

Amendment to the Coliseum District Specific Plan.

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Los Angeles Memorial Coliseum Renovation Project EIR, SCH No. 1990011065 certified on December 4, 2003; and the First Addendum, Second Addendum and Third Addendum, pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. **Recommend** that the City Council **Approve** an amendment to the Los Angeles Coliseum District Specific Plan;
3. **Recommend** that the City Council **Adopt** the Findings and Statement of Overriding Considerations.

The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

Moved: Perlman
 Second: Dake Wilson
 Yes: Ambroz, Choe, Katz, Millman
 No: Choe, Dake Wilson
 Absent: Ahn, Mack, Padilla-Campos

Vote: 6 - 0

MOTION PASSED

ITEM NO. 11
CPC-2016-3632-DA

CEQA: Los Angeles Memorial Coliseum Renovation
 Project EIR, First Addendum, Second Addendum
 and Third Addendum (SCH No. 1990011065)

Plan Area: South Los Angeles

Related Case: CPC-2016-4382-SP

Council District: 9 – Price, Jr.
 Last Day to Act: 04-10-17

PUBLIC HEARING – Completed December 21, 2016**MOTION:**

Commissioner Perlman moved to approve the Development Agreement as recommended by staff with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

Development Agreement for the provision of community benefits with a combined value of \$2,500,000, in exchange for a proposed term of 10 years.

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Los Angeles Memorial Coliseum Renovation Project EIR, SCH No. 1990011065 certified on December 4, 2003; and the First Addendum, Second Addendum and Third Addendum, pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;

2. **Recommend** that the City Council **Adopt** the Development Agreement, pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations as Exhibit 'A', for a term of approximately 10 years;
3. **Recommend** that the City Council **Adopt** an ordinance, attached as Exhibit 'B', and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement; and,
4. **Recommend** that the City Council **Adopt** the Findings as the City Council's Findings of Approval.

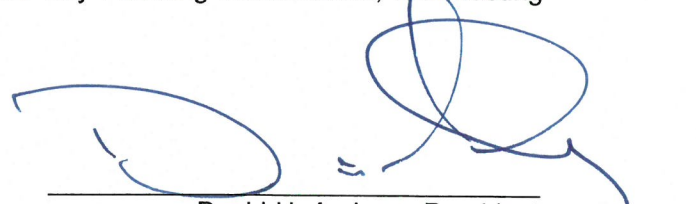
The motion was seconded by Commissioner Choe and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Yes: Ambroz, Katz, Millman, Dake Wilson
Absent: Ahn, Mack, Padilla-Campos

Vote: 6 - 0

MOTION PASSED

There being no further business to come before the City Planning Commission, the meeting adjourned at 12:36 p.m.



David H. Ambroz, President
Los Angeles City Planning Commission

James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Adopted: 2/9/17