

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES OF MEETING
THURSDAY, JANUARY 12, 2017
CITY HALL COUNCIL CHAMBERS
200 NORTH SPRING STREET, ROOM 340
LOS ANGELES CALIFORNIA 90012**

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 8:34 a.m. with Vice President Renee Dake Wilson and Commissioners, Choe, Mack, Padilla-Campos and Perlman in attendance. Commissioner Katz joined the meeting at approximately 9:00 a.m. Commissioner Ahn and Millman were absent.

Also in attendance were Vince Bertoni, Planning Director; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Amy Brothers, representing the Office of the 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

Director of Planning, Vincent Bertoni introduced Deputy Director Kevin Keller who reminded everyone to save the date for the Community Plan Update(s). Senior City Planner Craig Weber continued with an overview of the Community Plan Update process which includes goals and policy relating to land use, and the land use map (General Plan) with appropriate zone changes. In summary, in 2015 updates were completed for the Granda Hills and the Sylmar Community Plans. In 2016 the West Adams and San Pedro Community Plans were updated (San Pedro is pending Council approval). In 2017 the adoption process for the South and Southeast Los Angeles, plus the Hollywood Plans; and in 2018 the Boyle Heights, Central City and Central City North Community Plans are anticipated. Going forward, geo-groups will update groups of plans in each region within an approximately 10-year time frame.

Deputy City Attorney, Amy Brothers gave an update on a project that was previously approved by the Planning Commission. The Archer School for Girls has been challenged in court, after its final approval by the Los Angeles City Council. Updates will continue as the case proceeds through the legal process.

ITEM NO. 2

COMMISSION BUSINESS

Commissioner Mack made the motion to approve the Minutes of Meeting for November 10, 2016. The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

Moved: Mack

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

Vote: 6 – 0

MOTION PASSED

Commissioner Ambroz made a motion that the City Planning Commission, at its January 26, 2017 meeting, hear and consider, to the extent of its authority, the Civic Center Master Plan and the Parker Center Project referenced in Council File No. 14-604 and No.15-0554 including any relationship the Civic Center Master Plan and the Parker Center Project have to the Central City Community Plan.

Commissioner Dake Wilson made a clarifying amendment and requested that City Planning provide current governing guidelines for the area of the Civic Center Master Plan and Parker Center Project to review with the regular agenda information.

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

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

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 (Including item Nos. 5a and 5b)

ITEM NO. 5a

CPC-2016-3367-CU
CEQA: ENV-2016-3368-ND

Council District: 5 - Koretz
Last Day to Act: 02-23-17

Plan Area: West Los Angeles

PROJECT SITE: 1981 South Cotner Avenue

IN ATTENDANCE:

Heather Bleemers, City Planner, Charlie Rausch, Zoning Administrator – Representing the Planning Department and Dana Sayles, three6ixty – Representing the applicant Edward Arensdorf, Quicksilver, Towing.

MOTION:

Commissioner Dake Wilson made the motion to approve item 5a on consent as recommended in the staff report. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

The use of a remnant parcel of land (that was formerly used during the expansion of the 405-Freeway) for the purposes of an official police garage (OPG) for LAPD use. The project consists of paved area with the capacity to store 170 vehicles and three temporary structures that will house a 1,440 square-foot office space; a 160 square-foot auto storage area, and a 320 square-foot auto storage area. The project will provide seven customer parking spaces.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-3368-ND, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopt** the Negative Declaration.
2. **Approve** a Conditional Use to allow the operation of a tow yard adjacent to a more restrictive zone, pursuant to 12.24-U.21 of the Los Angeles Municipal Code.
3. **Adopt** the Conditions of Approval.
4. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 5b

CPC-2016-1958-CU

CEQA: MND-WO-E1907694

Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 10- Wesson

Last Day to Act: 01-12-17

PROJECT SITE: 5001 West Rodeo Road

IN ATTENDANCE:

Heather Bleemers, City Planner and Charlie Rausch, Zoning Administrator, representing the Planning Department; Joe Bednar, Agoura Oaks, LLC, the applicant, Kate Bartolo, the applicant's representative

along with Samuel Kim, Liz Culhare, Overland Traffic (Traffic Consultant), David Takals, architect, also representing the applicant; Patti Berman, President DLANC, Blair Besten, Historic Downtown BID,

MOTION:

Commissioner Dake Wilson made the motion to approve item 5b on consent as recommended in the staff report. This action was seconded by Commissioner Choe.

Subsequently, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The demolition and replacement of an existing gymnasium, pool, office structures, and restrooms; and the rehabilitation of existing parking lots, maintenance yard, park infrastructure, landscaping, and athletic fields at the Rancho Cienega Sports Complex. The complex is located on 30-acres of land and has served the community for 70 years at this location. The applicant proposes to renovate and upgrade the existing structures, sports fields, pool, courts, and office and ancillary buildings. The remodeled complex will include additional seating and the new gymnasium will have a maximum height of 40 feet.

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 Mitigated Negative Declaration, No. MND-WO-E1907694, adopted on December 14, 2016 by the Recreation and Parks Commission as the lead agency; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. **Approve**, relief from LAMC Section 12.04.05-B,1(a)(i) to allow a gymnasium with more than 200 seats, in the OS Zone, pursuant to 12.24-U.2 of the Los Angeles Municipal Code;
3. **Approve**, relief from Section 12.21.1, to allow a gymnasium with a height of 40-feet in lieu of the otherwise allowable 30-feet, pursuant to Section 12.24-F of the Los Angeles Municipal Code;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Commissioner Katz joined the meeting

ITEM NO. 6

CPC-2014-2947-TDR-ZC-ZV-CDO-SPR
CEQA: ENV-2014-2948-MND
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 01-20-17

PROJECT SITE: 951-959 South Broadway;
215 West Olympic Boulevard

IN ATTENDANCE:

Shana Bonstin, Principal Planner, Blake Lamb, Senior City Planner, Jennifer Caira, City Planner-representing the Planning Department; Kate Bartolo, the Applicant's representative; Joe Bednar, David Takals, Liz Culhane, Blair Besten, Patty Berman and Samuel Kim also attended the meeting.

MOTION:

Commissioner Ambroz made the motion to approve the project as recommended in the staff report 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:

The demolition of an existing surface parking lot, and the construction of a 15-story, 164-foot, 6-inch tall mixed-use development. The Project will contain 163 residential condominiums and approximately 6,406 square feet of ground floor commercial space. A total of 202 vehicle parking spaces and 186 bicycle parking spaces would be provided at the ground level and in four subterranean levels. The proposed Project would consist of a total of 189,960 square feet of floor area. The Project would export approximately 31,055 cubic yards of dirt.

1. **Find**, that the Mitigated Negative Declaration (Case No. ENV-2014-2948-MND) previously adopted on October 13, 2016 (under Case No. VTT-72342-CN), and associated Mitigation Monitoring Program adequately serves as the environmental clearance;
2. **Recommend** that the City Council **Adopt** a Transfer of Floor Area Rights (TFAR) pursuant to Sections 14.5.6 and 14.5.8 through 14.5.12 of the Los Angeles Municipal Code (LAMC), from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 65,982 square-feet to the project site (Receiver Site) permitting a maximum FAR of 9.2:1 and 189,960 square-feet of floor area in lieu of a 6:1 FAR which permits 123,978 square-feet of floor area.
3. **Recommend** that the City Council **Adopt**, a Zone Change to amend Ordinance No. 180,871, pursuant to LAMC Section 12.32 as follows:
 - a. **Modify** [Q] Condition Number 6.c. to allow limited rooftop projections of up to 8-feet for a pool and transparent guard wall above the 150-foot height maximum and within the 30-foot setback required for all portions of buildings above 150-feet; and
 - b. **Modify** [Q] Condition Number 7 to allow penthouse units to project 9-feet 6-inches above the 150-foot maximum, without meeting the minimum lot coverage of 30 percent required for portions of buildings over 150-feet.
4. **Dismiss** as not necessary a Zone Variance from LAMC Section 12.21 A.16(e)(2)(iii) to deviate from the siting requirements for long-term bicycle parking to locate 131 of the 163 long-term bicycle spaces on the subterranean parking levels in lieu of the ground floor, pursuant to LAMC Section 12.27;
5. **Approve**, a Design Overlay Plan Approval within the Broadway Theater and Entertainment District Community Design Overlay (Broadway CDO), pursuant to LAMC Section 13.08
6. **Approve**, a Site Plan Review for a project that creates a maximum 189,960 square-feet of development, including 163 residential units and 6,406 square-feet of commercial uses.
7. **Adopted** the Conditions of Approval as modified by the Commission; and
8. **Adopted** the Findings.

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

Moved: Ambroz
Seconded: Dake Wilson

Ayes: Choe, Katz, Mack, Padilla-Campos, Perlman
Absent: Ahn, Millman

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7

CPC-2016-1735-DB

CEQA: ENV-2016-1736-CE

Plan Area: Wilshire

Council District: 5 - Koretz

Last Day to Act: 01-27-17

PUBLIC HEARING – Completed December 7, 2016

PROJECT SITE: 8862, 8862 ½, 8864, 8864 ½, 8866, 8870, 8876 W. Pico Boulevard, legally described as Lots: 11, 12 and 13; Block: None; and Tract: TR 6800; as specifically shown in the application (see attached map).

IN ATTENDANCE:

Kinikia Gardner, City Planner; Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Jim Ries, Craig Lawson LLC, representing the applicant, Mercy Housing of California.

MOTION:

Commissioner Padilla-Campos made the motion to approve the project as recommended in the staff report 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:

The demolition of an existing surface parking lot and the construction of an affordable housing project and public parking garage that is six stories, 68 feet in height with 48 residential units of which 47 units will be set aside as Restricted Affordable Units for Senior Citizens with Very Low and Low Incomes. The Project provides a total of 68 parking spaces (21 residential parking spaces and 47 public parking spaces) and a potential for an additional 26 public parking spaces pending City funding, on an approximately 0.33 net acre site (14,404 net square feet). There are a total of 53 bicycle parking spaces and 4,825 square feet of common open space.

1. **Determine** that Categorical Exemption ENV-2016-1736-CE is adequate for the above referenced project, pursuant to Section 15332 of the California CEQA Guidelines, and Article 19, Class 32 of the State CEQA Guidelines,
2. **Approve** one on-menu incentive to permit a 2.80:1 FAR for affordable housing developments within 1,500 feet of a Major Transit Stop in lieu of a 1.5:1 FAR;
3. **Approve** the following five off-menu waivers, pursuant to LAMC Section 12.22 A.25(g)(3) , for a project totaling 48 dwelling units, reserving 47 dwelling units for Very Low and Low Income household occupancy for a period of 55 years:
 - a. Pursuant to LAMC Section 12.11 C.3 to permit an eight-foot reduction of the rear yard allowing 10-feet in lieu of 18-feet,
 - b. Pursuant to LAMC Section 12.11. C.2 to permit a nine-foot reduction of the east side yard for levels one to three allowing zero-feet in lieu of nine-feet,
 - c. Pursuant to LAMC Section 12.11 C.2 to permit a nine-foot reduction of the west side yard allowing zero feet in lieu of nine feet,

- d. Pursuant to LAMC Section 12.21.1 A.1 to permit a 23-foot increase in building height allowing 68-feet in lieu of 45-feet, and
- e. Pursuant to LAMC Section 12.21.1 A.1 to permit three additional stories in C4-1VL-O Zone allowing six stories in lieu of three stories.
- 4. **Adopt** Conditions of Approval as modified by the Commission; and
- 5. **Adopt** the Findings;

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

Moved: Padilla-Campos
Seconded: Amboz
Ayes: Ahn, Choe, Katz, Mack, Dake Wilson
Absent: Ahn, Millman

Vote: 7 – 0

MOTION PASSED

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:35 a.m.



David H. Ambroz, President
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

Adopted: _____

JAN 26 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**