

## COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION**  
**\*\*CORRECTED REGULAR MEETING AGENDA\*\***  
**THURSDAY, MAY 11, 2017 after 8:30 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 – April 20, 2017 and April 27, 2017

3. **NEIGHBORHOOD COUNCIL PRESENTATION: (NO AUDIO AVAILABLE)**

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 (No Items)**

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.

6. **CPC-2016-4121-GPA-SP-SPP**

CEQA: Los Angeles Memorial Coliseum Renovation  
Project EIR, Addenda and Errata; SCH No. 1990011065  
Plan Area: South Los Angeles

Council District: 9 – Price, Jr.  
Last Day to Act: 05-17-17

**PUBLIC HEARING** – Completed April 5, 2017

**PROJECT SITE:** 3800 South Vermont Avenue

**PROPOSED PROJECT:**

The demolition of existing surface parking lots and the construction, use, and maintenance of a new museum consisting of up to 300,000 square feet of floor area, within five stories, with a maximum height of 115 feet. The museum will include a café and restaurant, theaters, office space, lecture halls, a library, classrooms, exhibition space, and landscaped open space. The project includes the proposed construction of a two-level parking structure located beneath the museum along with a separate three-level subterranean parking structure located adjacent to the south of the museum with a combined total of up to 2,425 parking spaces. The existing soccer field located on the project site would be relocated immediately south of the project site at the corner of Vermont Avenue and Martin Luther King, Jr. Boulevard.

**REQUESTED ACTIONS:**

- 1. Pursuant to CEQA Guidelines Sections 15162, 15163, and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified Environmental Impact Report, First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065); and no subsequent EIR, Negative Declaration, or further addendum or other CEQA analysis is required for approval of the project;
- 2. Pursuant to City Charter Section 555 and Section 11.5.6, of the Los Angeles Municipal

- Code (LAMC), an amendment to Mobility Plan 2035, an element of the General Plan, to change the street designation of the portion of 39<sup>th</sup> Street located between Vermont Avenue and Bill Robertson Lane within the Coliseum District Specific Plan as shown on the Citywide General Plan Circulation System Maps and the South Los Angeles Community Plan Circulation Map from a Collector Street to a Local Street;
3. Pursuant to the procedures set forth in LAMC Section 11.5.7-G, a Specific Plan Amendment to modify the language of the Coliseum District Specific Plan; and
  4. Pursuant to LAMC Section 11.5.7-C, Project Permit Compliance Review for a project within the Coliseum District Specific Plan.

**Applicant:** Angelo Avila Garcia, Lucas Museum of Narrative Art  
Representative: Laurie Stone, University of Southern California

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

7. [VTT-73981-1A](#) Council District: 10 - Wesson, Jr.  
CEQA: ENV-2016-343-MND Last Day to Act: 05-11-17  
Plan Area: Wilshire  
Related Case: CPC-2016-341-VZC-ZAA-SPR

#### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3545 West Wilshire Boulevard;  
3539-3551 West Wilshire Boulevard;  
601, 611, 619, 627, 637, 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 6<sup>th</sup> 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:**

An appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract Map for a maximum of 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 an appeal of the Mitigated Negative Declaration No. ENV-2016-343-MND and the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2016-343-MND as the environmental clearance for the project.

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

**Appellant:** CreedLA

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

8. [CPC-2016-341-VZC-ZAA-SPR](#)  
CEQA: ENV-2016-343-MND  
Plan Area: Wilshire  
Related Case: VTT-73981-1A

Council District: 10 – Wesson, Jr.  
Last Day to Act: 05-11-17

**PUBLIC HEARING** – Completed February 9, 2017

**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 6<sup>th</sup> 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. Pursuant to CEQA Guidelines Section 15074(b) consideration of the whole of the administrative record including the Mitigated Negative Declaration No. ENV-2016-343-MND (Mitigated Negative Declaration), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32-Q of the Los Angeles Municipal Code (LAMC), 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 setback 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, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

9. [DIR-2016-4543-DB-1A](#)  
CEQA: ENV-2016-4544-CE  
Plan Area: Wilshire

Council District: 4 - Ryu  
Last Day to Act: 06-21-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 850 South La Brea Avenue

**PROPOSED PROJECT:**

The construction of a mixed-use building with 40 residential dwelling units with 11 percent, four (4) units, set aside for Very-Low Income Households and approximately 4,500 square feet of commercial space. The building is proposed as a five (5) story building over two (2) levels of

subterranean parking. The project proposes to provide 47 residential and 13 commercial parking spaces.

**APPEAL:**

\*Appeal of the California Environmental Quality Act determination under Case No. ENV-2016-4544-CE as the environmental clearance for the project and of the Planning Director's determination to conditionally approve two On-Menu Density Bonus Incentives pursuant to Section 12.22-A, 25 of the Los Angeles Municipal Code (LAMC), as follows:

- a. Floor Area Ratio (FAR) not to exceed 3:1 in lieu of the 1.5:1 FAR; and
- b. Twenty percent reduction in the open space requirement to provide 3,520 square feet of open space in lieu of 4,400 square feet.

**Applicant:** Farzad Halayi, Labrea9, LLC

**Appellants:** Elizabeth Fuller; Ed and Christine Costumbrado; Donald Klein

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

10. **CPC-2016-3761-DB-SPP**

CEQA: CPC-2016-3762-MND

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 - Wesson, Jr.

Last Day to Act: 06-21-17

**PUBLIC HEARING** – Completed January 10, 2017

**PROJECT SITE:** 4339 – 4355 West Adams Boulevard

**PROPOSED PROJECT:**

An Affordable Senior Housing residential building that is 49 feet in height (four stories) and contains 62,000 square feet of floor area with 48 residential apartment units, of which 47 units are restricted affordable and one is a market rate manager's unit. The project provides 29 vehicle parking spaces and 53 bicycle parking spaces (48 long term and five short term) located at grade. The project is located in the C2-1-O-SP Zone within Subarea A (Crenshaw Corridor Specific Plan) of the West Adams-Baldwin Hills-Leimert Community Plan.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b) consideration of the whole of the administrative record including the Mitigated Negative Declaration No. ENV-2016-3762-MND (Mitigated Negative Declaration), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the project;
2. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (LAMC) the applicant proposes to set aside 98 percent of the new restricted affordable units at the Senior Very Low and Senior Low Income level with one market-rate manager's unit and requests the following two On-Menu Incentives:
  - a. Increase of the Floor Area Ratio (FAR) to 2.92 in lieu of the maximum permitted 1.5 FAR as required by LAMC Section 12.21.1-A,1;
  - b. Building height increase of four feet to allow 49 feet in height in lieu of the 45 feet height limit as required in Subarea A of the Crenshaw Corridor Specific Plan;
3. Pursuant to LAMC Section 12.22-A,25(g)(3), the applicant requests two Off-Menu Incentives to allow:

- a. A reduction of the rear yard setback defined as the western property line, to seven (7) feet in lieu of the 16 feet as required by LAMC Section 12.11-C,3;
  - b. A reduction of the side yard setback, fronting along Adams Avenue, to zero (0) feet in lieu of the seven (7) feet required by LAMC Section 12.11-C,2; and
4. Pursuant to LAMC Section 11.5.7-C, a Project Permit Compliance Review within the Crenshaw Corridor Specific Plan.

**Applicant:** 4347 Adams, LP  
Representative: Jim Ries, Craig Lawson & Co.

**Staff:** Iris Wan, City Planning Associate  
[iris.wan@lacity.org](mailto:iris.wan@lacity.org)  
(213) 978-1397

11. **CPC-2011-927-GPA-ZC-HD-SP-CUP-M2**

CEQA: EIR SCH No. 2009011101

Plan Area: South Los Angeles

Related Case: CPC-2011-1171-DA

Council District: 9 – Price, Jr.

Last Day to Act: N/A

**PUBLIC HEARING** – Completed April 21, 2017

**PROJECT SITE:** 929 Jefferson Boulevard  
University of Southern California Park Campus Specific Plan (Subarea 3)

**PROPOSED PROJECT:**

An amendment to Appendix B, Jefferson Boulevard Streetscape Plan, of the USC University Park Campus Specific Plan to allow two vehicular lay by lanes/drop off lanes within the required public sidewalk and the provision of the required 14-foot sidewalks partially on private property via public easement.

**REQUESTED ACTIONS:**

1. Find that the Environmental Impact Report ENV-2009-271-EIR, SCH No. 2009011101 and related Environmental Findings and Statement of Overriding Considerations, previously certified by the City Council in connection with the adoption of the Specific Plan ordinance, are adequate environmental clearance for this action;
2. Pursuant to 11.5.7 of the Los Angeles Municipal Code and Section 14 of the USC University Park Campus Specific Plan, an Amendment of the Jefferson Boulevard Streetscape Plan (Appendix B of the USC University Park Campus Specific Plan), to modify the street standards for W. Jefferson Boulevard to include two drop off/lay by lanes and to allow the required 14-foot sidewalks to be provided partially via public easement on private property.

**Applicant:** University of Southern California  
Representative: Brian League, University of Southern California

**Staff:** Michelle Singh, City Planner  
[michelle.singh@lacity.org](mailto:michelle.singh@lacity.org)  
(213) 978-1166

12. [CPC-2015-4184-GPA-ZC-BL-SPR\\*\\*](#)  
CEQA: ENV-2015-4183-MND  
Plan Area: Mission Hills-Panorama City -North Hills

Council District: 7 – Wesson\*  
Last Day to Act: 06-24-17  
\*caretaker

**PROJECT SITE:** 9433 Sepulveda Boulevard  
15500 – 15508 Plummer Street

\*\*On April 25, 2017 the Planning and Land Use Management Committee considered the project and proposed changes to the Plan Amendment from that approved by the City Planning Commission at their meeting of October 27, 2016. Pursuant to Los Angeles Municipal Code Section 11.5.6 F, the matter is hereby returned to the City Planning Commission for recommendation on the proposed changes.

**REQUESTED ACTION:**

1. Pursuant to the California Public Resources Code and the California Environmental Quality Act, the environmental analysis in Case No. ENV-2015-4183-MND, the environmental review letter to the City of Los Angeles Planning Land Use Management Committee dated April 14, 2017, and associated Mitigation Monitoring Program, all adopted by City Council on April 28, 2017;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Low Residential and a portion of Medium Residential to Low Medium Residential, to allow for 21 detached condominiums and a 54 unit apartment building.

**Applicant:** Williams Homes, Scott Smith  
Representative: Eric Lieberman

**Staff:** Nelson Rodriguez, City Planning Associate  
(818) 374-9903  
[nelson.rodriquez@lacity.org](mailto:nelson.rodriquez@lacity.org)

**\*\*\*THE FOLLOWING AGENDA ITEMS WILL BE CONSIDERED AFTER 11:00 A.M.\*\*\***

13. [CPC-2016-4760-GPA](#)  
CEQA: ENV-2016-4761-ND  
Plan Area: West Los Angeles

Council District: 5 - Koretz  
Last Day to Act: N/A

**PUBLIC HEARING** – Completed February 24, 2017

**PROJECT SITE:** 2951 South Midvale Avenue

**PROPOSED PROJECT:**

General Plan Amendment to revise the existing West Los Angeles Community Plan land use designation for a 6,345 square-foot lot fronting on the west side of Midvale Avenue between National Boulevard and Sproul Avenue, from Medium-Density Residential to Low-Density Residential, in conjunction with the continued use and maintenance of an existing single-family home and detached garage.

**REQUESTED ACTIONS:**



1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of a Negative Declaration ENV-2016-4761-ND as the environmental clearance for this action;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment of the West Los Angeles Community Plan to re-designate the lot from Medium Residential to Low Residential;

**Applicant:** City of Los Angeles

**Staff:** Antonio Isaia, City Planning Associate  
[antonio.isaia@lacity.org](mailto:antonio.isaia@lacity.org)  
(213) 978-135

14. [CPC-2017-1240-CA](#)  
CEQA: ENV-2017-1241-CE  
Plan Area: All

Council District: All  
Last Day to Act: N/A

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** Citywide

### **PROPOSED ORDINANCE:**

An Ordinance amending Sections 16.05 of the Los Angeles Municipal Code to align provisions of the Site Plan Review Ordinance with recent changes to State law, involving revisions to the California Environmental Quality Act (CEQA) (SB226, SB743, and SB375) and the dissolution of redevelopment agencies Statewide (ABx1 26). The amendment will also bring Site Plan Review time limits into consistency with those applicable to other similar types of cases.

### **REQUESTED ACTIONS:**

1. Based on the whole of the administrative records, the Project is exempt pursuant to CEQA Guidelines, Sections 15061(b)(3) and 15378(b)(5) of the California Public Resource Code and City CEQA Guidelines, Article II, Section 2, Class (m), 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 12.32 E of the Los Angeles Municipal Code (LAMC), amendments to the following sections of the LAMC:
  - a. Section 16.05.E(4): Removal of description of types of Environmental Clearances;
  - b. Section 16.05.G(2): Removal of requirement for the "CRA" to act as "Lead Agency";
  - c. Section 16.05.H(3): Modification of time for an appeal to be set for public hearing.

**Applicant:** City of Los Angeles

**Staff:** Christine Saponara, City Planner  
[christine.saponara@lacity.org](mailto:christine.saponara@lacity.org)  
(213) 978-1363



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

**Thursday, May 25, 2017**

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

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