

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES OF MEETING
THURSDAY, APRIL 20, 2017**

CITY HALL PUBLIC WORKS BOARDROOM
200 NORTH SPRING STREET, ROOM 350
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 regular meeting to order at 11:30 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Caroline Choe, Richard Katz, John Mack, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioners Samantha Millman and Marc Mitchell were absent.

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

Director Vince Bertoni had no report.

CITY ATTORNEY UPDATE

Deputy City Attorney Amy Brothers reported on a court case challenging the Hybrid Industrial Ordinance. On April 11, 2017 the Court agreed with the petitioners that the City of Los Angeles did not conduct sufficient Environmental Review.

ITEM NO. 2

COMMISSION BUSINESS

MOTION:

Commissioner Choe made a motion to adopt the Minutes for the Regular and Joint meetings of March 23, 2017.

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

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

Vote: 6 - 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

One statement was submitted by Doug Haines, East Hollywood Neighborhood Council.

ITEM NO. 4

PUBLIC COMMENT PERIOD

No speaker cards were submitted for public comment.

ITEM NO. 5

CONSENT CALENDAR

ITEM NO. 5a

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

CEQA: ENV-2015-3406-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

IN ATTENDANCE:

May Sirinopwongsagon, City Planner and Nick Hendricks, Senior City Planner representing the Department; Christopher Murray representing Monsignor Joseph V. Brennan, Archdiocese of LA Welfare Corporation, the applicant.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project as recommended in the staff report:

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.

1. **Determine** based on the whole of the administrative record, the Project is exempt pursuant to the City of Los Angeles California Environmental Quality Act Exemption Article III, Section 1, Class 11, Category 7 (Accessory Structures); and Class 31 (Historic Resources Restoration Rehabilitation) and there is no substantive evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve** a Deemed to be Approved Conditional Use Plan Approval pursuant to Section 12.24M of the Los Angeles Municipal Code (LAMC), to permit the construction and maintenance of a 35-foot in height 14,257 square-foot gymnasium and a 1,248 square-foot canvas shade structure as an accessory use to an existing deemed to be approved Private High School;
3. **Approve** a Zoning Administrator's Determination, pursuant to LAMC Section 12.24F to permit the following:
 - a. Zero front yard setback along the Satchel Street frontage in lieu of the 15-foot required,
 - b. Zero foot south side yard setback in lieu of the 10-foot required; and
 - c. Six foot north side yard setback in lieu of the 10-foot required;
4. **Approve** a Zoning Administrator's Determination pursuant to LAMC Section 12.24 X 20 to allow 27 of the 54 required parking spaces for the gymnasium to share the existing church and elementary school's 74 parking spaces;
5. **Approve** pursuant to LAMC 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;
6. **Adopt** the Conditions of Approval; and
7. **Adopt** the Findings.

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

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

Vote: 6 - 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Lilian Rubio, City Planning Associate, May Sirinopwongsagon, City Planner and Nick Hendricks, Senior City Planner representing the Department; Dana Sayles, three6ixty; representing Crescent Capital Partners, the applicant; Julia Duncan, representing the Office of Councilmember Ryu.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval as stated on the record:

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State 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;
2. **Approve** a 35% Density Bonus (with a set aside of 11 % of the base density, five (5) units, for Very Low Income Households); and two (2) on-menu incentives and one on-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;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings

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

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

Vote: 7 - 0

MOTION PASSED

President Ambroz took Item Nos. 7 and 8 out of order to consider a request for a continuance.

ITEM NO. 7

CPC-2015-4398-GPA-ZC-HD-ZAD-CU**

CEQA: ENV-2012-1962-EIR; SCH No. 2008101017

Plan Area: West Adams-Baldwin Hills-Leimert

Council Districts: 8 – Harris-Dawson

10 – Wesson Jr.

Last Day to Act: 04-20-17

ITEM NO. 8

CPC-2016-3681-DA**

CEQA: ENV-2012-1962-EIR; SCH No. 2008101017

Plan Area: West Adams-Baldwin Hills-Leimert

**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.

IN ATTENDANCE:

Christina Toy Lee, City Planner representing the Department; Marcos Velayos, Park & Velayos, representing Capri Urban Baldwin, LLC, Capri Urban Crenshaw, LLC, the applicant.

MOTION:

Commissioner Dake Wilson moved to continue Case Nos. 7 and 8 to the City Planning Commission Meeting of June 8, 2017. The motion was seconded by Commissioner Mack and the vote proceeded as follows:

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

Vote: **7 - 0**

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Kevin Golden, City Planner; Dana Sayles, three6ixty, representing Robert Assil, UB 2468 Glendale, the applicant; Chris Robertson, representing the Office of Councilmember O'Farrell.

MOTION:

Commissioner Perlman moved to continue the matter to the City Planning Commission Meeting of July 13, 2017. The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 7 - 0

MOTION PASSED

President Ambroz announced that testimony for Item Nos. 9 and 10 would be heard together.

ITEM NO. 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

IN ATTENDANCE:

Sarah Molina Pearson, City Planner, Christine Toy-Lee, City Planner, Luci Ibarra, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Department; CJ Laffer, Manatt, Phelps & Phillips, LLP; representing Phil Tate, KR Academy, LLC, applicant.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

A 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.

1. **Find** that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2014-2735-EIR, (SCH No. 2014111013), dated March 2016 and the Final EIR dated November 2016 collectively Academy Square Project FEIR, as well as the whole of the administrative record.

Certify that:

- a. The Academy Square Project FEIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. That the Academy Square Project FEIR was presented to the Los Angeles City Planning Commission as the decision-making body of the lead agency; and
- c. The Academy Square Project FEIR reflects the independent judgement and analysis of the lead agency;

Adopt the following:

- a. The related and prepared Academy Square Project FEIR Environmental Findings;
 - b. The Statement of Overriding Considerations Academy Square Project FEIR setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur; and
 - c. The Mitigation Measures, Mitigation Monitoring Program prepared for the Academy Square Project FEIR;
2. **Deny** in part and **sustain** in part, the Deputy Advisory Agency's approval of the Vesting Tentative Tract;
 3. **Adopt** the Conditions of Approval as modified by the Commission; and
 4. **Adopt** the Findings.

The action was seconded by Commissioner Katz and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Sarah Molina Pearson, City Planner, Christine Toy-Lee, City Planner, Luci Ibarra, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Department; CJ Laffer, Manatt, Phelps & Phillips, LLP; representing Phil Tate, KR Academy, LLC, applicant.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

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 Academy Square Project FEIR, ENV-2014-2735-EIR; SCH No. 2014111013, **Certify** that on April 20, 2017 (under Case No. VTT-73536-1A); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Deny** in part and **sustain** in part the Associate Zoning Administrator's approval of the following:
 - a. **Master Conditional Use Permit** authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption within seven restaurants and one lobby bar in the C4-2D-SN Zone;
 - b. **Vesting Conditional Use Permit** to allow Floor Area Ratio Averaging in a unified development not to exceed 3.22:1;
 - c. **Site Plan Review** for a project resulting in a net increase of 50 or more residential units;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings.

The action was seconded by Commissioner Perlman and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

Commissioner Mack left the meeting at approximately 1:50 p.m. Commissioner Padilla-Campos left the meeting at approximately 2:30 p.m.

ITEM NO. 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

IN ATTENDANCE:

Connie Chauv, City Planning Associate, Lakisha Hull, City Planner; Debbie Lawrence, Senior City Planner and Faisal Roble, Principal City Planner, representing the Department; Ben Reznik, JNMB representing Pamela Day, Crimson EHOF, the applicant; Robert W. Logue and Kathy Logue; Ilah

Hardesty; West Mar Vista Residents Association & South Mar Vista Neighborhood Association, appellants; Ezra Gale, representing the Office of Councilmember Bonin.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

Construction of a six-story, 83-foot high with a mezzanine level, mixed-use development totaling 62,652 square feet, with 2,100 square feet of retail space, 77 residential units reserving at least 11 percent or 7 dwelling units of the 58 base dwelling units for Very Low Income household occupancy for a period of 55 years. The Project includes one at grade level of parking and one subterranean parking level.

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-2016-2229-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. **Deny the appeal** and **sustain**, the Planning Director's determination to approve 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 the 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;
3. **Deny the appeal** and **sustain**, the Planning Director's determination to approve a Site Plan Review pursuant to LAMC Section 16.05 for the construction of a six-story with a mezzanine level, mixed-use development, with 2,100 square feet of retail space, and 77 residential units, including one grade level of parking and one subterranean parking level, with a maximum building height of 83 feet;
4. **Approve** the technical corrections for the project base density pursuant to Assembly Bill 2501 (California Government Code Section 65915 (f)(5) for a project with 58 base dwelling units permitted and total of 77 dwelling units proposed, reserving at least 11 percent, or 7 dwelling units of the 58 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years;
5. **Approve** the technical corrections for floor area for a total floor area of 62,652 square feet and Floor Area Ratio of 3:1, reflecting the 60,552 square feet of residential uses and 2,100 square feet of commercial uses;
6. **Adopt** the modified Conditions of Approval; and
7. **Adopt** the amended Findings.

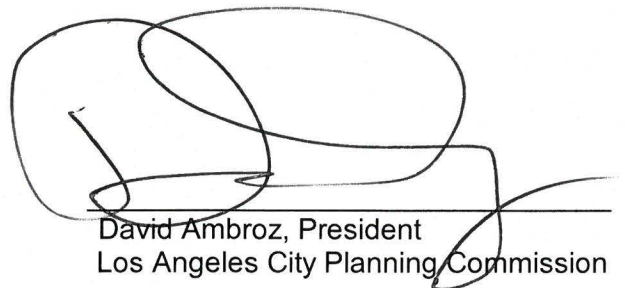
The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

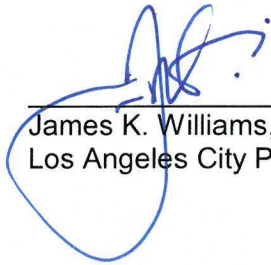
Vote: 5 – 0

MOTION PASSED

There being no further business to come before the City Planning Commission, the meeting adjourned at 2:30 p.m.



David Ambroz, President
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

MAY 11 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**