

OFFICIAL
CITY OF LOS ANGELES
Central Area Planning Commission Meeting Minutes
Tuesday, February 13, 2018

200 North Main Street, City Hall, 10th Floor Conference Room 1070
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 4:36p.m. with Commissioners Chung Kim, DelGado, Mendez, and Barraza present.

Also present were, Patricia Diefenderfer, Senior City Planner, representing the Director of Planning; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant, Jason Wong, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

Patricia Diefenderfer, Senior City Planner, had no report for the Commission

COMMISSION BUSINESS

- Advanced Calendar:
There were no planned absences announced.
- Commission Requests:
There were no requests made by the Commission.
- Approval of the Minutes:
Commissioner DelGado moved to approve the minutes of January 9, 2018 and January 23, 2018. The motion was seconded by Commissioner Mendez and the vote proceeded as follows:

Moved: DelGado
Second: Mendez
Ayes: Barraza, Chung Kim

Vote: 4 - 0

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representative.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no members of the public who requested to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no items requested to be reconsidered.

ITEM NO. 5

ZA-2016-3114-CUB-1A

CEQA: ENV-2015-3927-MND

Plan Area: Wilshire

Council District: 10 – Wesson

Last Day to Act: 02-13-18

Continued from: 11-28-17

PUBLIC HEARING HELD

PROJECT SITE: 600 South Harvard Boulevard, 2nd Floor

IN ATTENDANCE:

Aleta James, Associate Zoning Administrator representing the Planning Department; Myung Soo Seok, Sage Strategies LLC and Melissa Gelbart, Solomon Saltsman & Jamieson, representatives for the applicant/appellant; Jordan Beroukhim representing the Office of Councilmember Wesson.

The applicant's representatives requested a continuance to the Commission meeting of March 13, 2018.

MOTION:

Commissioner DelGado moved to continue the matter until the Central Los Angeles Area Planning Commission Meeting of March 13, 2018. Commissioner Barraza seconded the motion, and the vote proceeded as follows:

Moved: DelGado
Seconded: Barraza
Ayes: Mendez, Chung Kim

Vote: 4 - 0

MOTION PASSED

ITEM NO. 6

ZA-2015-3926-CU-CUB-SPPA-SPP-1A

CEQA: ENV-2015-3927-MND

Plan Site: Westlake

Council District: 1 – Cedillo

Last Day to Act: 02-13-18

Continued from: 01-23-18

PUBLIC HEARING HELD

PROJECT SITE: 675-685 South Bixel Street; 1111 West 7th Street;
1112-1142 West Ingraham Street

IN ATTENDANCE:

Kevin Golden, City Planner representing the Planning Department on behalf of Jack Chiang, Associate Zoning Administrator; Allan Abshez, Loeb & Loeb representing the applicant Career Loft, LLC; Tom Canas of 1100 Wilshire Property Owners Association and his representative Douglas Carstens, Chatten-Brown & Carstens LLP; Rachel Torres of UNITE HERE Local 11, Gideon Kracov, Law Office of Gideon Kracov representing Little Wood Landing, LLC.

The Commission recessed at 6:37 p.m. and reconvened the meeting at 6:50 with Commissioners Chung Kim, Barraza, DelGado and Mendez present.

MOTION:

Commissioner Barraza put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing surface parking lot and construction of a unified, mixed-use development comprising of a 36-story, 402,939 square-foot mixed-use building containing 422 residential dwelling units and approximately 5,597 square feet of ground floor commercial retail uses in Site A and a portion of the apartment building in “Site A” and a 7-story, 71,571 square-foot hotel with 126 guest rooms and ground floor retail uses in “Site B”

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, ENV-2015-3927-MND, as circulated on November 28, 2018, 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 appeals and sustain the Zoning Administrator’s determination to:
 - a. Approve, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and the Central City West Specific Plan (CCWSP) a Project Permit Compliance for the project, including the modification to the project description as stated on the record;
 - b. Approve, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment from Sections 4 and 6.G.4 of the CCWSP to permit the ground floor levels to range from 3-foot 11-inch above curb level and 4-foot 1-inch below curb level, and a 44 foot Ground Floor depth for a portion of the apartment building in Site A and for a portion of the hotel building in Site B;
 - c. Approve, pursuant to LAMC Section 12.24 W.19(a), a Conditional Use Permit to allow an averaging of floor area ratio for a maximum of 474,510 square-foot across the entire unified development site over Site A and Site B;

- d. Approve, pursuant to LAMC Section 12.24 W.19(b), a Conditional Use Permit to allow a transfer of residential density for a maximum for 422 residential dwelling units and 126 hotel guestrooms across the entire unified development site over Site A and Site B; and
 - e. Approve, pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption within a 71,571 square-foot hotel;
 - f. Dismiss, a Project Permit Adjustment from Appendix C, Section 1.C of the CCWSP to permit a three (3) foot open space setback along South Bixel Street in lieu of the five (5) feet otherwise required based on the adoption of the Mobility Element in the City's General Plan by the City Council on August 11, 2015;
 - g. Dismiss, a Project Permit Adjustment from Appendix C, Section 1.G of the CCWSP to permit a three (3) foot highway dedication and street improvement along West 7th Street in lieu of the five (5) feet otherwise required based on the adoption of the Mobility Element in the City's General Plan by the City Council on August 11, 2015; and
 - h. Dismiss a Condition use to allow a 71,571 square-foot hotel and its ancillary ground commercial uses located in the C4(CW)-U/6 zone and Regional Center Commercial Land use within 500 feet of an R zone based on the authority of an Inter-Departmental Correspondence issued by both the Department of City Planning and the Department of Building and Safety, dated February 27, 2014.
3. Adopt the Conditions of Approval; and
 4. Adopt the Findings of the Zoning Administrator

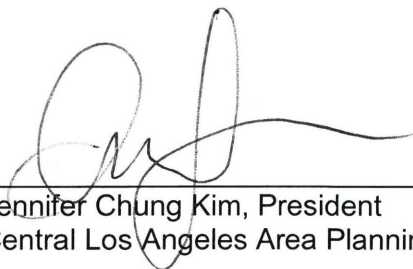
The motion was seconded by Commissioner DelGado and the vote proceeded as follows:

Moved: Barraza
Seconded: DelGado
Ayes: Mendez, Chung Kim

Vote: 4 - 0

MOTION PASSED

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned 6:57 p.m.



Jennifer Chung Kim, President
Central Los Angeles Area Planning Commission

Etta Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES
FEB 26 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**