

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 10, 2018 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Update on City Planning Commission Status Reports and Active Assignments

Case No. CPC-2015-4703-VZC-ZV-SPR-ZAA-CU-CUB continued from March 8, 2018 to the City Planning Commission Meeting of May 10, 2018 will be on the Commission's agenda of June 14, 2018.

- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – April 26, 2018

2. [NEIGHBORHOOD COUNCIL PRESENTATION](#)

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.

3. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

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.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR** (*Item 5a*)

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.

5a. **CPC-2014-2906-TDR-SPR**

CEQA: ENV-2014-2907-MND
Plan Area: Central City
Related Case: VTT-69839-CN

Council District: 14 – Huizar
Last Day to Act: 05-10-18
Continued From: 12-14-17;
02-08-18; 02-22-18

PUBLIC HEARING – Completed January 26, 2017; December 14, 2017; February 8, 2018 and February 22, 2018

PROJECT SITE: 601 South Main Street;
601 – 641 South Main Street;
108 – 114 West 6th Street

PROPOSED PROJECT:

The demolition of an existing surface parking lot, and the construction of a new 38-story, 390-foot, three-inch tall, mixed-use, high-rise development consisting of 452 residential condominium units and 15 commercial condominium units with 21,514 square-feet of commercial space. The project would provide 860 parking spaces within one subterranean level, and six above-grade parking levels.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2014-2907-MND as adopted on February 22, 2018, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 186,435 square feet, to the project site (Receiver Site) permitting an FAR of 9.1:1 and 551,349 square feet of floor area in lieu of a 6:1 FAR which permits 364,914 square feet of floor area.

ON FEBRUARY 22, 2018, THE CITY PLANNING COMMISSION TOOK THE FOLLOWING ACTIONS:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-2907-MND, as circulated on September 22, 2016, (“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; found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found, the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative

- Declaration; and
2. Approved, pursuant to Los Angeles Municipal Code Section 16.05, a Site Plan Review for a project with 452 residential units.

Applicant: Barry Shy, Sixth and Main, LLC
Representative: Kate Bartolo & Associates

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

6. **DIR-2017-4872-TOC-1A**
CEQA: ENV-2017-4873-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 05-10-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 5627 West Fernwood Avenue

PROPOSED PROJECT:

Demolition of an existing two-story homeless shelter with supportive services building and the construction, use, and maintenance of a six-story, 60 unit, permanent supportive housing residential building totaling 74 feet in height with 14 automobile parking spaces, six (6) short-term bicycle parking spaces, and 60 long-term bicycle parking spaces.

APPEAL:

An appeal of the Planning Director's determination to conditionally approve, pursuant to Sections 12.22 A.25 and 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities Affordable Housing Incentive Program request to allow a 65 percent increase in density along with three incentives for a qualifying Tier 4 project totaling 60 dwelling units, reserving 59 units as permanent supportive housing units for Very Low Income Household occupancy; and an appeal of the Categorical Exemption pursuant to Section 21080 of the California Public Resources Code and Article 19, Class 32 of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: Amy Anderson, PVH LA LP, People Assisting the Homeless (PATH)
Representative: Alexander Irvine, Irvine and Associates, Inc.

Appellant: Eden Taylor

Staff: William Hughen, Planning Assistant
william.hughen@lacity.org
(213) 978-1182

7. **DIR-2017-4451-TOC-1A**
CEQA: ENV-2017-4452-CE
Plan Area: West Los Angeles
Related Case: CPC-2017-699-DB

Council District: 5 – Koretz
Last Day to Act: 05-11-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 10604 – 10612 West Santa Monica Boulevard

PROPOSED PROJECT:

Demolition of an existing motel and the construction, use, and maintenance of a six-story, 56-foot high,

30,344 square-foot multi-family residential building. The project will include 28 residential dwelling units with three units set aside for Extremely Low Income Households. The project proposes to provide parking on the ground level and one level of subterranean parking (totaling 37 vehicular parking spaces and 67 bicycle parking spaces). The project would also result in the removal and replacement of four on-site trees and one street tree within the public right-of-way, which would be subject to the review and approval from the Bureau of Street Services, Urban Forestry Division, Department of Public Works.

APPEAL

An appeal, in part, of the Planning Director's determination to conditionally approve, pursuant to Sections 12.22 A.31 and 12.22 A.25 of the Los Angeles Municipal Code, a Transit Oriented Communities Affordable Housing Incentive Program request to allow an eight (8) percent increase in density along with three (3) incentives for a qualifying Tier 2 project totaling 28 dwelling units, reserving three (3) units as affordable housing units for Very Low Income Household occupancy.

The City Planning Commission will consider an Exemption, pursuant to CEQA Guidelines, Section 21080 of the California Public Resources Code and Article 19, Section 15332 (Class 32 – Infill Development Projects) of the CEQA guidelines and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Applicant: Mahyar Barin, Premier Westwood

Appellant: Sherri Dorfman, The Avenida Prosser HOA

Staff: Nicholas Ayars, City Planning Associate
nicholas.ayars@lacity.org
(213) 978-1347

8. [DIR-2016-4510-DB-SPR-WDI-1A](#)
CEQA: ENV-2016-4511-MND
Plan Area: Hollywood

Council District: 13 - O'Farrell
Last Day to Act: 05-22-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1350-1360 North Western Avenue;
5433-5499 West Fernwood Avenue;
1377 North Serrano Avenue

PROPOSED PROJECT:

The construction and development of a seven-story mixed-use building with 203 multi-family residential units (60 studio units, 44 one-bedroom units, 74 two-bedroom units, and 25 three-bedroom units) and approximately 14,231 square feet of commercial space. The proposed project sets aside 17 units (11 percent of the base density) as Very Low Income units. The mixed-use building includes a maximum of seven stories (approximately 95 feet above grade at the highest point) with ground-floor commercial space and six levels of residential floors. The proposed project includes 188 on-site vehicular parking spaces, 239 bicycle parking spaces within one at grade and one subterranean level, and 24,061 square feet of open space.

APPEAL:

Appeal of the Director of Planning's determination to conditionally approve a Density Bonus Compliance Review, Site Plan Review, and Waiver of Dedication and Improvements for the project, pursuant to Sections 12.22 A.25, 16.05, and 12.37 I.2 of the Los Angeles Municipal Code respectively; and of the adoption of the Mitigated Negative Declaration, ENV-2016-4511-MND, mitigation measures and the Mitigation Monitoring Program, as the environmental clearance for the project.

Applicant: 1350 Deluxe Hollywood Investors
Representative: Alexander DeGood, Cox, Castle & Nicholson, LLP

Appellants: Doug Haines, Leo Valenzuela, Ed Hunt, George Abrahams

Staff: Jason Hernández, Planning Assistant
jason.hernandez@lacity.org
(213) 978-1276

9. **CPC-2016-2683-GPA-VZC-HD-CU-CUB-DB-SPR**

CEQA: ENV-2016-2684-MND

Plan Area: Central City North

Related Case: VTT-74309

Council District: 14 - Huizar

Last Day to Act: 05-11-18

PUBLIC HEARING – Completed January 24, 2018

PROJECT SITE: 1800 East 7th Street
1800 – 1810 East 7th Street; 712 South Decatur Street

PROPOSED PROJECT:

Demolition of an existing surface parking lot and the construction of an approximately 129,440 square-foot, 85-foot tall mixed use project consisting of 122 live/work residential units, 9,500 square feet of commercial space (including 3,245 square feet of retail space, 3,555 square feet of restaurant space, and 2,700 square feet of creative office/commercial space), 5,885 square feet of arts and production and other related amenity spaces for the use of residents living in the building, and 132 automobile parking spaces and 145 bicycle parking spaces in a two-level subterranean garage and ground-floor level parking area. The proposed project provides a total of 14 Very Low Income units (11 percent of the 122 units).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2016-2684-MND as adopted on March 23, 2018, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to City Charter Section 555 and the Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City North Community Plan to re-designate the subject property from Heavy Manufacturing to Regional Commercial General Plan Land Use;
3. Pursuant to LAMC Section 12.32 Q and F, a Vesting Zone Change and Height District Change from M3-1-RIO to C2-2D-RIO, with a D limitation of a 4.7:1 Floor Area Ratio;
4. Pursuant to Section 12.24 W.1, a Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption within one restaurant;
5. Pursuant to LAMC Section 12.22 A.25(g)(2), the applicant proposes to set aside 14 units, or 11 percent of the dwelling units as Restricted Affordable Units for Very Low Income Households and requests one (1) On-Menu Incentive to allow a 20 percent reduction in required on-site residential open space;
6. Pursuant to LAMC Section 12.22 A.25(g)(3), the applicant requests two (2) Off-Menu Incentives:
 - a. A waiver of development standard to permit a 5-foot side yard setback along the east property line of the building (in lieu of LAMC-required 10-foot setback) and 5-foot rear yard setback (in lieu of LAMC-required 19-foot setback) for the residential portions of the building; and
 - b. A waiver of the requirements of LAMC Sections 12.21 A.16(e)(2)(iii)(a) and (b) to allow long-term bicycle parking for the residential units to be provided in the first and second levels of the underground parking garage in lieu of the parking garage level closest the ground floor and in lieu of the shortest walking distance to the nearest pedestrian entrance of the building.

7. Pursuant to LAMC Section 16.05, Site Plan Review for a development project that results in an increase of 122 residential live/work units.

Applicant: Fred Afari, Elm Wood Investments, L.P.
Representative: Alix Wisner, Armbruster, Goldsmith & Delvac, LLP

Staff: Michael Sin, City Planning Associate
michael.sin@lacity.org
(213) 978-1345

10. **CPC-2017-2406-DB**

CEQA: ENV-2017-2407-CE

Plan Area: Silver Lake - Echo Park - Elysian Valley

Council District: 13 – O’Farrell

Last Day to Act: 05-10-18

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1901 West Blake Avenue

PROPOSED PROJECT:

The demolition of the existing commercial structure and surface parking lot for the construction, use, and maintenance of a three-story residential development with 52 live/work units (including 5 units affordable to Very Low Income Households) within a 53,696 square-foot building. The project includes 58 vehicular parking spaces in a semi-subterranean garage and 57 bicycle parking spaces. The building has a maximum height of 41 feet.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Article 19, an Exemption from CEQA Section 1, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Los Angeles Municipal Code Section 12.22 A.25(g)(3), a set aside of a minimum of 11 percent (five dwelling units) reserved for Very Low Income Households, to permit the construction of 54 residential dwelling units, utilizing Parking Option 1, providing one parking space per each studio and one bedroom unit and two spaces per two bedroom unit and requesting one Off-Menu Waiver or modification to allow a height increase to 41 feet in lieu of the otherwise permitted height of 30 feet required by [Q] Condition Section 2.6 in Ordinance No. 183954.

Applicant: Uncommon Developers
Representative: Dave Rand, Armbruster, Goldsmith & Delvac, LLP

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

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

Wednesday, May 23, 2018

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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