

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 12, 2018

LOS ANGELES CITY 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 Ambroz called the regular meeting to order at 8:31 a.m. with Commissioners Renee Dake Wilson, Caroline Choe, Vahid Khorsand, Karen Mack, Samantha Millman, Marc Mitchell and Dana Perlman in attendance.

Commissioner Veronica Padilla-Campos was absent.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, 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 Assistant and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Planning Director Vince Bertoni gave a brief update on recent City Council approvals. On July 3, 2018 the Council approved the Expo Line Transit Neighborhood Plan with minor changes. The Lightstone Project at Figueroa and Pico was approved with modifications and Council also adopted the Department's budget.

Kevin Keller, Executive Officer, followed up on the Director's remarks with the following detailed comments:

- The Lightstone Hotel project, was approved as recommended by the City Planning Commission, with some revisions to the Sign District including an expansion of the digital signage.
- July 1, 2018, is the beginning of the Planning Department's new fiscal year. Its budget was approved without significant variation and included funding for a new Deputy Director position, additional planners for Community Plan teams, a CEQA Policy unit and HPOZ staff.
- A Ventura and Warner Specific Plan Update team was also funded.

Christopher Hawthorne, Chief Urban Design Officer for the Mayor's Office, made his introduction to the Planning Commission. His position involves the support and promotion of architecture and urban design.

- Legal actions and issues update: Deputy City Attorney, Amy Brothers reported that the City

overcame a challenge of the City's approval of the Palladium residential project.

- Advanced Calendar: There were no changes to the advanced calendar.
- Commission Requests: There were no requests.
- Minutes of Meeting:
Commissioner Perlman moved to approve the Minutes of June 28, 2018. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no representatives from any Neighborhood Councils who spoke during this item.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

Several speakers requested to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5a

There were no consent items.

President Ambroz took Item No. 12 out of order.

ITEM NO. 12

Presentation from Department staff related to updating the **Citywide Design Guidelines**, adopted by the City Planning Commission in May 2011.

IN ATTENDANCE:

Ken Bernstein, Principal City Planner and Lakisha Hull, City Planner, Department Staff

Commissioner Ambroz moved to recommend that the Director initiate and update the Citywide Design Guidelines and request that staff report back in 6 months or as convenient.

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 6

Case No. DIR-2016-4510-DB-SPR-WDI-1A has been withdrawn by the applicant.

ITEM NO. 7**CPC-2016-2601-VZC-HD-CUB-ZAA-SPR**

CEQA: ENV-2016-2602-MND

Plan Area: Hollywood

Council District: 13 – O'Farrell

Last Day to Act: 07-12-18

Continued from: 06-14-18

PUBLIC HEARING – Completed March 28, 2018

PROJECT SITE: 6421-6429½ West Selma Avenue; 1600-1604 North Wilcox Avenue

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch, Principal City Planner representing the Department; Alfred Fraijo Jr., Shepard-Mullin, Richter & Hampton, LLP, representing the applicant; Craig Bullock representing the Office of Councilmember O'Farrell.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications by the Commission as stated on the record:

The continued maintenance of a 20,624 square-foot ground floor restaurant and the construction of a new 1,939 square-foot ground floor restaurant and a 114 guest room hotel over three levels of subterranean parking. The proposed building measures approximately 88.6 feet in height, with eight stories, and 79,878 net square feet of floor area. The proposed restaurant would have a maximum of 100 seats (60 indoor and 40 outdoor seats). The hotel would have a lobby bar with 48 seats and the rooftop would include a pool and amenity deck with a bar/lounge area with a maximum of 187 seats, and other accessory uses. No change is proposed for the existing 20,624 square-foot restaurant. The Project proposes to provide 50 parking spaces on-site within the subterranean structure and 36 parking spaces off-site to be accessible via a valet service.

1. Find, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2602-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. Approve and recommend that the City Council adopt a Vesting Zone and Height District Change from C4-2D to (T)(Q)C2-2D;
3. Approve a Conditional Use for the on-site sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operations of a 1,939 square-foot restaurant with 100 seats (60 indoor and 40 outdoor seats), and 114 guest room hotel including the ground floor lobby bar with 48 seats, in-room mini-bars, and a rooftop amenity deck with bar lounge area with a maximum of 187 seats, and pursuant to LAMC Section 12.24 S, up to a 20 percent reduction in the required parking;
4. Approve a Zoning Administrator's Adjustment to permit a 10-foot northerly side yard and a 19-foot easterly rear yard in lieu of the required 11-foot side yard and 20-foot rear yard;
5. Approve the Site Plan Review for the construction, use, and maintenance of 50 or more guest rooms.
6. Adopt the Conditions of Approval, as modified by the Commission including Staff's Technical Modification dated July 11, 2018; and
7. Adopt the Findings.

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

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

Vote: 6 – 2

MOTION PASSED

President Ambroz recessed the meeting at 11:15 a.m. and reconvened at 11:23 a.m. with Commissioners Choe, Dake Wilson, Khorsand, Mack, Millman, Mitchell and Perlman in attendance.

ITEM NO. 8

[DIR-2016-3615-DB-1A](#)
CEQA: ENV-2016-3616-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 07-24-18

PUBLIC HEARING HELD

PROJECT SITE: 743 South Gramercy Drive

IN ATTENDANCE:

Amanda Briones, City Planning Associate, Iris Wan, City Planner, Christina Toy-Lee, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Arnon Gurman, appellant; David Park and Chang Lee applicant's representatives

MOTION:

Commissioner Choe put forth the actions below in conjunction with the approval of the following project, including modifications to the Conditions of Approval as noted in Staff's Technical Modification dated July 11, 2018:

Demolition of an existing one-story single-family dwelling for the construction of a 7-story, 22-unit apartment structure. The project will reserve 25 percent, or 4 dwelling units, of the 16 base dwelling units permitted for Low Income Household occupancy for a period of 55 years. The project will provide 22 vehicular parking spaces located at grade and within two levels of subterranean parking garage and 26 bicycle parking spaces.

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Director of Planning's Conditional Approval of a Density Bonus Compliance Review utilizing two On-Menu Affordable Housing Incentives, as modified, pursuant to LAMC Section 12.22 A.25 as follows:
 - a. Side Yard Setback. A 20 percent decrease in the required width of the northerly side yard allowing an 8-foot setback in lieu of a 10-foot setback; and
 - b. Floor Area Ratio. A 22.5 percent increase in the allowable Floor Area Ratio (FAR) allowing a total for a maximum FAR of 3.7:1 in lieu of the otherwise permitted 3:1 FAR.
3. Adopt the revised Project Plans "Exhibit A" (stamp-dated June 15, 2018) reflecting the updates of the proposed project; and
4. Adopt the Director of Planning's Conditions of Approval and Findings as modified by the Commission;

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 9**VTT-74537-1A**

CEQA: ENV-2016-3576-EIR (SCH No. 2016121002)

Plan Area: Central City North

Related Case: CPC-2016-3575-GPA-VZC-HD-MCUP-DB-SPR-WDI

Council District: 14 – Huizar

Last Day to Act: 07-22-08

PUBLIC HEARING HELD

PROJECT SITE: 668 South Alameda Street;
1516-1570 Industrial Street;
675 Mill Street

IN ATTENDANCE:

Jason Ibarra, City Planner, Heather Bleemers, Senior City Planner and Charles Rausch, Principal City Planner, representing the Department; Gideon Kracov, Law Office of Gideon Krakov, appellant's representative; Edgar Khalatian, Mayer Brown LLP, applicant's representative; Shawn Gehle, R + A Architecture and Brent Jacobsen, applicant's representatives.

The Commission recessed for lunch at 12:20 p.m. after public testimony and reconvened at 12:45 p.m. with Commissioners Ambroz, Dake Wilson, Choe, Khorsand, Mack, Millman, Mitchell and Perlman.

MOTION:

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

Vesting Tentative Tract for the merger and re-subdivision for condominium purposes one Master Lot and three airspace lots for the development of a mixed-use live/work development comprising 475 live/work dwelling units, including an affordable housing component, totaling approximately 516,101 square feet of live/work floor area, and approximately 61,200 square feet of ground floor commercial uses.

1. Find, pursuant to Sections 21082.1 (c) and 21081.6 of the Public Resources Code, that the City Planning Commission, has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2016-3576-EIR, SCH No. 2016121002, dated, September, 2017 and the Final EIR, dated April, 2018 (collectively, the 668 Alameda Project EIR) as well as the whole of the administrative record.
2. Certified that:
 - a. The 668 Alameda Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The 668 Alameda Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
 - c. The 668 Alameda Project EIR reflects the independent judgment and analysis of the lead agency;
3. Adopt the following:
 - a. The related and prepared 668 Alameda Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and,
 - c. The Mitigation Monitoring Program prepared for the 668 Alameda Project EIR.
4. Deny in part, grant in part, the appeal for VTT-74537, to recognize the Planning Department's denial of the Appeal and to allow for proposed technical corrections to the Vesting Tentative Tract Map Letter of Determination;
5. Adopt the Conditions of Approval as modified; and
6. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 10

CPC-2016-3575-GPA-VZC-HD-MCUP-DB-SPR-WDI

CEQA: ENV-2016-3576-EIR (SCH No. 2016121002)

Plan Area: Central City North

Related Case: VTT-74537-1A

Council District: 14 – Huizar

Last Day to Act: 07-22-18

PUBLIC HEARING – Completed May 22, 2018

PROJECT SITE: 668 South Alameda Street;
1516-1570 Industrial Street;
675 Mill Street

IN ATTENDANCE:

Jason Ibarra, City Planner, Heather Bleemers, Senior City Planner and Charles Rausch, Principal City Planner, representing the Department;

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record by the Commission:

The 668 Alameda Project is a mixed-used development consisting of 475 live/work units (including an affordable housing component) totaling approximately 516,101 square feet of live/work floor area, and approximately 61,200 square feet of ground floor commercial uses. Commercial uses would include approximately 15,185 square feet of arts and production/commercial space, a 15,815 square-foot full-service grocery store, 9,943 square feet of commercial/retail space, 16,140 square feet for restaurant, café, or bar uses, and 4,200 square feet of other supporting space. The restaurants and retail uses would be directly accessible from Industrial Street with individual street entrances. The project would be seven stories above grade with a maximum building height of 85 feet. A total of 842 parking spaces would be provided within a four level parking structure with three levels below grade and one level at grade. The overall FAR would be approximately 3.55:1.

1. Determine, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 668 Alameda Project EIR No. ENV-2016-3576-EIR, SCH No. 2016121002 certified on July 12, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Recommend that the Mayor and City Council approve a General Plan Amendment to the Central City North Community Plan to change the Land Use Designation of the site project site from 'Heavy Manufacturing' to 'Regional Center Commercial' land use;
3. Recommend that the City Council approve a Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO;
4. Approve a Density Bonus Compliance Review to allow reduced open space by up to 20

- percent and permit 24 percent (114 spaces) of primary parking spaces for each live/work unit (475 spaces) be designed as compact spaces;
5. Approve a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments;
 6. Approve a Wavier of Street Dedication and Improvement on Industrial Street adjacent to the project site to allow for the two sidewalk bump-outs, a waiver of a one-foot dedication and maintaining the existing half- width roadway of 20 feet on the south side of Industrial Street to provide a 33 foot half-width right-of-way in accordance with the Collector Street standards of the LA Mobility Plan;
 7. Approve a Site Plan Review for a development project that creates 50 or more dwelling units;
 8. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modifications dated July 11, 2018; and
 9. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 11

CPC-2016-4345-CA

CEQA: ENV-2016-4346-CE

Plan Areas: All

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

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Matthew Glesne, City Planner and Arthi Varma, Principal City Planner, representing the Department;
Emma Howard, Senior Planning Deputy, representing the Office of Councilmember Ryu.

MOTION:

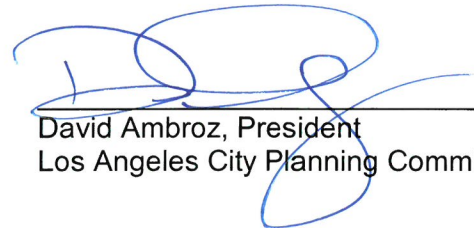
Commissioner Ambroz moved to continue the matter to a date uncertain in order to allow staff to look into the issues raised during the Commission discussion. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 2.38 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

JUL 26 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**