

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL *CORRECTED MINUTES
THURSDAY, AUGUST 9, 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.

President Millman called the regular meeting to order at 8:33 a.m. with Vice President Khorsand and Commissioners Ambroz, Dake Wilson, Choe, Mack, Padilla Campos and Perlman in attendance. Commissioner Mitchell arrived at 8:43 a.m.

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 Clerk and Rocky Wiles, Commission Office Manager.

Ana Gallo, Continental Interpreting Services, Translator, was present and translated the entire meeting in Spanish for those who requested equipment.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Mayor Garcetti's Chief of Staff Ana Guerrero shared remarks on behalf of the Mayor in which she thanked the outgoing Chair and Vice Chair for their service and commitment in approving many of the administrations key planning policies. She welcomed the new CPC Chair and Vice Chair and commended them for accepting such great responsibility. Former Commission President Ambroz and former Vice President Dake Wilson shared comments of their own.
- Planning Director Vince Bertoni, introduced Tom Rothmann, Principal City Planner and Phyllis Nathanson, Senior City Planner who gave an update on re:Code LA.
- Legal actions and issues update: There were no updates from the City Attorney.
- 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 July 26, 2018. The action was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

Vote: 9 - 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:

Two speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5a

CPC-2017-2511-CU

CEQA: ENV-2017-2510-CE

Plan Area: Southeast Los Angeles

Council District: 9 – Price

Last Day to Act: 08-09-18

PUBLIC HEARING – Completed June 25, 2018

PROJECT SITE: 4511-4517 South Staunton Avenue

IN ATTENDANCE:

Alan Como, City Planner, representing the Department.

MOTION:

Commissioner Choe put forth the actions below in conjunction with the approval of the following project, including staff's Technical Modification dated August 8, 2018:

The use and maintenance of a recycling collection and buyback center on an approximately 13,300 square-foot lot in the M2-2 Zone.

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to City CEQA Guidelines, Article III, Class 1 (Existing Facilities) Category 22 (Granting or renewal of Conditional Use), and that there is no substantial evidence

demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Approve a Conditional Use to allow the use and maintenance of a recycling collection and buyback center on an 13,300-square-foot lot in the M2-2 Zone, which is not in compliance with the conditions in Section 12.21.A.18(d); and
3. Adopt the Conditions of Approval, including staff's Technical Modification dated August 8, 2018; and
4. Adopt the Findings.

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

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

Vote: 8 - 1

MOTION PASSED

ITEM NO. 6

CPC-2014-3119-ZC-SN-CDO-MCUP-ZV-ZAI-SPR

CEQA: ENV-2013-1351-EIR; SCH No. 20130051086

Plan Area: Wilshire

Council District: 4 – Ryu

Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 6001-6067 West Wilshire Boulevard

IN ATTENDANCE:

Luci Ibarra, Senior City Planner representing the Department; William Delvac, Armbruster, Goldsmith & Delvac, LLP, applicant's representative.

MOTION:

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

Amendment to the Academy Museum Sign District Ordinance (Ordinance No. 183,742) to: 1) remove a Banner Sign from the west façade of the New Wing in the New Wing Zone of the Sign District; 2) ensure that the Banner Sign on the east façade of the New Wing in the New Wing Zone of the Sign District shall not be visible from a public street, highway, or other public thoroughfare used for vehicular traffic; and 3) ensure that the Digital Display on the south façade in the New Wing Zone shall not be visible from a public street, highway, or other public thoroughfare used for vehicular traffic.

1. Find, based on the independent judgment of the decision-maker, and after consideration of the whole of the administrative record, that the project was assessed in the Academy of Motion Pictures EIR No. ENV-2013-1531-EIR and Errata, SCH No. 20130051086, certified on June 23, 2015; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Approve and recommend that the City Council approve an amendment to the Academy

- Museum Sign District (Ordinance No. 183,742);
3. Adopt the Conditions of Approval; and
 4. Adopt the Findings

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

Moved: Khorsand
Second: Mack
Ayes: Ambroz, Choe, Dake Wilson, Millman, Mitchell, Padilla Campos, Perlman

Vote: 9 - 0

MOTION PASSED

President Millman announced that Item Nos. 7 and 8 would be heard together as they related to the same project, however that separate actions would be taken for each item.

ITEM NO. 7

VTT-74172-1A

CEQA: ENV-2015-1923-EIR; SCH No. 2006111135

Plan Area: Hollywood

Related Case: CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR

Council District: 13 – O’Farrell

Last Day to Act: 08-09-18

PUBLIC HEARING HELD

PROJECT SITE: 5929-5945 West Sunset Boulevard;
1512-1540 North Gordon Street

IN ATTENDANCE:

Nuri Cho, City Planning Associate; Mindy Nguyen, City Planner, Christina Toy Lee, Senior City Planner and Shana Bonstin, Principal City Planner, representing the Department; Jill Stewart, Executive Director, Coalition to Preserve LA, the appellant; Duncan Joseph (“DJ”) Moore, Latham & Watkins LLP, representing the applicant; Anthony Conley, Vice Chair, Hollywood District Neighborhood Council; Craig Bullock, Planning Director, representing the Office of Councilmember O’Farrell.

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project, including the modifications in staff’s Technical Modification dated August 8, 2018:

Vesting Tentative Tract Map to permit the merger and re-subdivision of nine lots to create one master lot and one airspace lot, and the limited dedication and merger of Gordon Street below grade at a width of four feet and depth of 48.33 feet, approximately 0.3 feet below the finished grade of the public sidewalk.

1. Find, based on the independent judgment of the City Planning Commission, after consideration of the whole of the administrative record, that the previously approved project was previously assessed in the Sunset and Gordon Mixed-Use Project EIR, SCH No. 2006111135, certified by the CRA on October 18, 2007, the Erratum to the EIR, dated October 10, 2007 and Addendum to the EIR, dated February 29, 2008, pursuant to CEQA Guidelines Sections 15162 and 16163;
2. Find, that the City Planning Commission, has reviewed and considered the information

contained in the Sunset and Gordon Mixed-Use Project EIR, SCH No. 2006111135, certified by the CRA on October 18, 2007, the Erratum to the EIR, dated October 10, 2007, and Addendum to the EIR, dated February 29, 2008; and the Supplemental EIR, which includes the Draft Supplemental EIR, No. ENV-2015-1923-EIR, SCH No. 2006111135, dated August 24, 2017, and the Final Supplemental EIR dated May 25, 2018 (collectively, the Sunset and Gordon Mixed-Use Project Supplemental EIR), as well as the whole of the administrative record;

Certify that:

- a. The Sunset and Gordon Mixed-Use Project Supplemental EIR has been completed in compliance with CEQA;
- b. The Sunset and Gordon Mixed-Use Project Supplemental EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
- c. The Sunset and Gordon Mixed-Use Project Supplemental EIR reflects the independent judgment and analysis of the lead agency;

Adopt the following:

- d. The related and prepared Sunset and Gordon Mixed-Use Project Supplemental EIR Environmental Findings;
 - e. The Statement of Overriding Considerations; and
 - f. The Mitigation Monitoring Program prepared for the Sunset and Gordon Mixed-Use Project Supplemental EIR.
3. Deny the appeal;
 4. Sustain the Advisory Agency's determination to approve Vesting Tentative Tract Map No. 74172;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

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

Moved: Khorsand

Second: Ambroz

Ayes: Choe, Dake Wilson, Mack, Millman, Mitchell, Padilla Campos, Perlman

Vote: 9 - 0

MOTION PASSED

ITEM NO. 8

CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR

CEQA: ENV-2015-1923-EIR; SCH No. 2006111135

Plan Area: Hollywood

Related Case: VTT-74172-1A

Council District: 13 – O'Farrell

Last Day to Act: 08-09-18

PUBLIC HEARING – Completed June 20, 2018

PROJECT SITE: 5929-5945 West Sunset Boulevard;
1512-1540 North Gordon Street

IN ATTENDANCE:

Nuri Cho, City Planning Associate; Mindy Nguyen, City Planner, Christina Toy Lee, Senior City Planner and Shana Bonstin, Principal City Planner, representing the Department; Duncan Joseph ("DJ") Moore, Latham & Watkins LLP, representing the applicant; Anthony Conley, Vice Chair, Hollywood District Neighborhood Council; Craig Bullock, Planning Director, representing the Office of Councilmember O'Farrell.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project, including the modifications in staff's Technical Modification dated August 8, 2018:

*Development of 299 residential units, including 269 market rate units and 15 affordable housing units at the Very Low Income level (5 percent of total units) and 15 units for workforce housing; approximately 46,110 square feet of commercial space comprised of 38,440 square feet of office space, approximately 3,700 square feet of ground floor restaurant space and approximately 3,970 square feet of ground floor community serving retail space (including up to a 1,475 square-foot coffee shop); and an approximately 18,962 square-foot public park on the north side of the project site along Gordon Street. In total, the project will contain approximately 324,693 square feet of floor area. The project will include a 22-story structure consisting of an 18-floor residential tower above a four-level above-grade podium structure. The project will provide approximately 508 parking spaces within the three levels of subterranean parking and three levels of above-grade parking that are currently developed on the project site, and no additional construction would be required to provide parking within the project to meet Los Angeles Municipal Code (LAMC) requirements, in conjunction with the approval of a Zone Change Ordinance that would allow for the reduction of clear space at structural elements in the project's parking structure and up to 66 percent of the parking stalls to be compact parking stalls.

1. Find, based on the independent judgment of the City Planning Commission, after consideration of the whole of the administrative record, that the project was previously assessed in the Sunset and Gordon Mixed-Use Project EIR, SCH No. 2006111135, certified by the CRA on October 18, 2007, the Erratum to the EIR, dated October 10, 2007 and Addendum to the EIR, dated February 29, 2008, pursuant to CEQA Guidelines Sections 15162 and 16164;
2. Find, based on the independent judgment of the City Planning Commission, after consideration of the whole of the administrative record, the project was also assessed in the Sunset and Gordon Mixed-Use Project Supplemental EIR, SCH No. 2006111135 certified on August 9, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
3. Approve and recommend that the City Council adopt a General Plan Amendment to amend the 1988 Hollywood Community Plan to re-designate the portion of the project site located at 1528-1540 N. Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2), from High Medium Residential to Regional Center Commercial;
4. Approve and Recommend that the City Council adopt a Vesting Zone and Height District Change from (T)(Q)C2-2D-SN to (T)(Q)C2-2D-SN; and (T)(Q)R4-1VL to (T)(Q)C2-2D, subject to conditions that would permit a total allowable floor area for the entire project site of approximately 324,693 square feet, 299 dwelling units, and building height of approximately 250 feet (22 stories); including (Q) Conditions and a Zone Change Ordinance to permit for the reduction of clear space at structural elements in the project's parking structure and to allow up to 66 percent of the parking stalls to be compact parking stalls;
5. Approve a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within the proposed 3,700 square-foot ground floor restaurant;
6. Approve an On-Menu Incentive for a 20 percent decrease in the total required amount of usable open space, in conjunction with Parking Option 1;
7. Approve a Site Plan Review for a project which creates 299 dwelling units;
8. Adopt the Conditions of Approval, including staff's technical modification dated August 8, 2018 pertaining to this case; and
9. Adopt the Findings, as amended by staff's Technical Modification dated August 8, 2018.

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

Moved: Dake Wilson
Second: Perlman
Ayes: Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla Campos

Vote: 9 - 0

MOTION PASSED

President Millman recessed the meeting at 10:59 a.m. and reconvened at 11:10 a.m. with all Commissioners present. She announced that Item No. 12 would be taken out of order.

ITEM NO. 12

CPC-2017-4617-VZC-CU

CEQA: ENV-2017-4618-MND

Plan Area: Boyle Heights

Council District: 14 – Huizar

Last Day to Act: 08-20-18

PUBLIC HEARING – Completed March 7, 2018

PROJECT SITE: 443 South Soto Street;
432, 440 South Breed Street

IN ATTENDANCE:

Lilian Rubio, City Planning Associate and Nick Hendricks, Senior City Planner; Armen Ross, The Ross Group, representing the applicant.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record:

The demolition of an existing one- to three-story, approximately 40,000 square-foot hospital with a basement and the construction, use, and maintenance of a three-story approximately 41,088 square-foot public charter elementary school for Grades TK through 4th (KIPP Promesa Preparatory). The charter school proposes a total of 33 classrooms for a maximum of 625 students and will provide 33 permanent automobile parking spaces. The school proposes to operate from 7:00 a.m. to 6:00 p.m., Monday through Saturday.

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-2017-4618-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 approve a Vesting Zone Change from [Q]R4-1-CUGU to (T)RD1 .5-1-CUGU;
3. Approve a Conditional Use to permit the construction, use, and maintenance of an approximately 41,088 square-foot public charter elementary school for Grades TK through 4th in the (T)RD1 .5-1 -CUGU Zone;

4. Adopt the Conditions of Approval, including staff's Technical Modification dated August 8, 2018; and
5. Adopt the Findings.

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

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

Vote: 7 - 2

MOTION PASSED

President Millman recessed the meeting for lunch at 12:21 p.m. and reconvened the meeting at 12:47 p.m. with Vice President Khorsand and Commissioners Choe, Dake Wilson, Mack, Mitchell, Padilla Campos and Perlman present. Commissioner Ambroz left the meeting.

President Millman announced that Item Nos. 9, 10 and 11 would be heard concurrently as they pertain to the same issue, but separate actions would be taken for each item.

ITEM NO. 9

DIR-2016-1803-BSA-1A

CEQA: N/A

Plan Area: Chatsworth-Porter Ranch

Related Cases: DIR-2016-1806-BSA-1A, DIR-2016-1807-BSA-1A

Council District: 12 - Englander

Last Day to Act: 08-09-18

PUBLIC HEARING HELD

PROJECT SITE: 11001 North Farralone Avenue

IN ATTENDANCE:

Undine Petrullis, Project Planner and Maya Zaitzevsky, Associate Zoning Administrator, representing the Department; Sia Poursabahian, Senior Structural Engineer, Department of Building and Safety; Dan Friedlander, representing the applicant/appellant.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with an appeal pursuant to Section 12.26K of the Los Angeles Municipal Code:

1. Deny an appeal and sustain the Planning Director's determination to deny an appeal alleging that the Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02849) in the A2-1 Zone until the applicant obtains approval of a site specific Conditional Use Permit required pursuant to Los Angeles Municipal Code Section 12.24 U.7; and
2. Adopt the findings by the Planning Director.

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

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

Vote: 8 - 0

MOTION PASSED

ITEM NO. 10

DIR-2016-1806-BSA-1A

CEQA: N/A

Plan Area: Sylmar

Related Cases: DIR-2016-1803-BSA-1A, DIR-2016-1807-BSA-1A

Council District: 7 – Rodriguez

Last Day to Act: 08-09-18

PUBLIC HEARING HELD

PROJECT SITE: 13333-13343 North Glenoaks Boulevard

IN ATTENDANCE:

Undine Petrullis, Project Planner and Maya Zaitzevsky, Associate Zoning Administrator, representing the Department; Sia Poursabahian, Senior Structural Engineer, Department of Building and Safety; Dan Friedlander, representing the applicant/appellant.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with an appeal pursuant to Section 12.26 K of the Los Angeles Municipal Code:

1. Deny an appeal and sustain the Planning Director's determination to deny an appeal alleging that the Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02851) in the A2-1 Zone until the applicant obtains approval of a site specific Conditional Use Permit required pursuant to Los Angeles Municipal Code Section 12.24 U.7; and
2. Adopt the findings by the Planning Director.

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

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

Vote: 8 - 0

MOTION PASSED

ITEM NO. 11**DIR-2016-1807-BSA-1A**

CEQA: N/A

Plan Area: Sunland-Tujunga-Lake View Terrace-
Shadow Hills-East La Tuna Canyon

Related Cases: DIR-2016-1803-BSA-1A, DIR-2016-1806-BSA-1A

Council District: 7 – Rodriguez

Last Day to Act: 08-09-18

PUBLIC HEARING HELD**PROJECT SITE:** 11801, 11805, 11819 West Kagel Canyon Street**IN ATTENDANCE:**

Undine Petrullis, Project Planner and Maya Zaitzevsky, Associate Zoning Administrator, representing the Department; Sia Poursabahian, Senior Structural Engineer, Department of Building and Safety; Dan Friedlander, representing the applicant/appellant.

APPEAL:

Appeal of the Director of Planning's decision to deny an appeal alleging that the Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02850) in the A2-1 Zone until the applicant obtains approval of a site specific Conditional Use Permit required pursuant to Los Angeles Municipal Code Section 12.24 U.7.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with an appeal pursuant to Section 12.26 K of the Los Angeles Municipal Code:

1. Deny an appeal and sustain the Planning Director's determination to deny an appeal alleging that the Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02850) in the A2-1 Zone until the applicant obtains approval of a site specific Conditional Use Permit required pursuant to Los Angeles Municipal Code Section 12.24 U.7; and
2. Adopt the findings by the Planning Director.

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

Moved: Perlman

Second: Choe

Ayes: Dake Wilson, Khorsand, Mack, Millman, Mitchell, Padilla Campos

Absent: Ambroz

Vote: 8 - 0**MOTION PASSED**

ITEM NO. 13

CPC-2016-1243-CA

CEQA: ENV-2016-1277-ND

Plan Areas: All

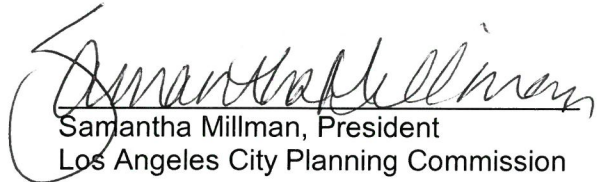
Council Districts: All

Last Day to Act: N/A

PROJECT SITE: Citywide

This item was continued to the City Planning Commission meeting of September 13, 2018.

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



Samantha Millman, President
Los Angeles City Planning Commission



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

APPROVED
CITY OF LOS ANGELES

OCT 11 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**