

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 11, 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 Samantha Millman called the regular meeting to order at 8:37 a.m. with Vice President Vahid Khorsand and Commissioners David Ambroz, Marc Mitchell, Veronica Padilla-Campos, Dana Perlman and Renee Dake Wilson in attendance.

Commissioner Caroline Choe arrived at 8:41 a.m. Commissioner Karen Mack was absent.

Also in attendance were Vince Bertoni, Planning Director, Kevin Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk, and Rocky Wiles, City Planner.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of City Planning introduced Kevin Keller, Executive Officer for the CRA Land Use Transition Update. (Commissioner Choe joined the meeting.)

Kevin Keller stated that the CRA was dissolved in 2012 but the Land Use Plans are still in effect. In response, the Planning Department is incorporating much of those land use regulations into the new Community Plans. Over 30 Plans were formed and will expire between 2018 and 2033. A draft ordinance to transition the Land Use authority to the Planning Department will come before the City Planning Commission by the end of the year.

The Director concluded his report by noting that the Planning Department was recognized with several awards by the California Chapter of the American Planners Association. Awards were received for the Cannabis Social Equity Program for the South LA and Southeast LA Community Plans, the Planning Agency Award and the Comprehensive Plan Award, Large Jurisdiction for the South LA and Southeast LA Community Plans.

- Legal actions and issues update: Deputy City Attorney Donna Wong gave a legal update on the Martin Cadillac Expo Project. The Appellate Court upheld the City's approval of the project's GPA.

- Advanced Calendar: There were no changes to the advanced calendar.
- Commission Requests: There were no requests from the Commission.
- Minutes of Meeting:

Commissioner Dake Wilson moved to approve the Minutes of August 9, 2018 (Corrected), September 13, 2018 and September 27, 2018. The action was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 8 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

No one addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

**ITEM NO. 5a
Consent Calendar**

[CPC-2006-5567-CPU-M3](#)

CEQA: ENV-2008-478-EIR-ADD1

Plan Areas: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson

Last Day to Act: 12-16-18

PUBLIC HEARING – Completed August 16, 2018

PROJECT SITE: 5870, 5880, and 5890 West Jefferson Boulevard; 5869, 5871, 5877, and 5901

West Rodeo Road; and APN: 4205027019, 4205027004, and 4205027001
(Subject Lots)

MOTION:

Commissioner Perlman moved to approve the consent calendar and approve the following:

A modification to the West Adams-Baldwin Hills-Leimert Community Plan to amend the Jefferson/La Cienega Transit Oriented Development Subarea in the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) for subject lots from Parcel Group A to Parcel Group F and adopt a zone change ordinance to modify the height district for the subject lots from 1VL to 2D. The modification will result in the re-designation of subject lots from Parcel Group A to Parcel Group F, a maximum height increase from 45 feet to 75 feet and a floor area ratio (FAR) increase of 1.5:1 FAR to a 2:1 FAR. The existing underlying zone of MR1 ("Restricted Industrial Zone") and General Plan land use designation for the subject lots of Limited Industrial will remain.

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 Environmental Impact Report No. ENV-2008-478-EIR, SCH No. 2008021013, certified on June 29, 2016; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated April 2018, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project;
2. Recommend that City Council amend, pursuant to Sections 13.14 C and 12.32 of the Los Angeles Municipal Code (LAMC), the West Adams Community Plan Implementation Overlay District (Ordinance No. 184 794) for the Jefferson/La Cienega TOD Subarea, and provided that the office of the City Attorney review as to form and legality;
3. Recommend that City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change Ordinance for the subject Lots, to modify the Height District from MR1-1VL-CPIO to MR1-2D-CPIO;
4. Recommend that City Council adopt the Staff Report as the Council's report on the subject; and
5. Recommend that City Council adopt the Findings.

The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

Vote: 8 - 0

MOTION PASSED

ITEM NO. 6

CPC-2016-3180-VZC-MCUP-SPR

CEQA: ENV-2016-3181-MND

Plan Area: Wilshire

Related Case: VTT-74230

Council District: 1 – Cedillo

Last Day to Act: 10-11-18

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

IN ATTENDANCE:

Jordann Turner, City Planner and Nicholas Hendricks, Senior City Planner representing the Department; Milan Garrison, MaxSum Development, LLC and Steve Kim, Architect, EWAI, LLC representing OV, LLC, Applicant; Gerald Gubatan representing the Office of Councilmember Gil Cedillo

MOTION:

Commissioner Millman moved to continue Item No. 6 to the December 13, 2018 City Planning Commission meeting. The action was seconded by Commissioner Ambroz and the vote proceeded as follows:

Moved: Millman

Second: Ambroz

Ayes: Choe, Khorsand, Mitchell, Padilla-Campos, Perlman, Dake Wilson

Absent: Mack

Vote: 8 - 0

MOTION PASSED

ITEM NO. 7

CPC-2018-898-ZAD-SPR

CEQA: ENV-2014-1950-EIR; SCH No. 2004101084

Plan Area: Northeast Los Angeles

Council District: 14 – Huizar

Last Day to Act: 11-24-18

PUBLIC HEARING – Completed June 26, 2018

PROJECT SITE: 1630 North San Pablo Street;
3660-3700 East Valley Boulevard

IN ATTENDANCE:

Courtney Shum, City Planner and Nicholas Hendricks, Senior City Planner representing the Department; Dale Goldsmith, Armbruster Goldsmith & Delvac LLP, Ben Kasdan, KTG Architecture & Planning and Sarah Drobis, Gibson Transportation Consulting, representing Daniel Perry, ACC OP (ALCAZAR) LP, Applicant.

Jaime Espinoza, Planning Assistant and Pamela Agustin provided Spanish language interpreting services.

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:

Removal of a surface parking lot and the new construction, use, and maintenance of an approximately 136,034 square-foot, 95-unit, graduate student housing development on the USC Health Sciences Campus (USC HSC). The proposed building is six stories with a maximum height of 75 feet. The project proposes to provide all required automobile parking spaces and long-term bicycle parking

spaces off-site, in the USC HSC San Pablo Parking Structure adjoining the project site to the east. All required short-term bicycle parking spaces will be provided on-site.

1. Find, pursuant to CEQA Guidelines Sections 15162, 15163, and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified Environmental Impact Report, First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the USC Health Sciences Campus Project EIR (State Clearing House No. 2004101084); and no subsequent EIR, negative declaration, or further addendum or other CEQA analysis is required for approval of the project;
2. Approve a Zoning Administrator's Determination to permit shared parking between the proposed student housing project and the USC Health Sciences Campus San Pablo Parking Structure;
3. Approve a Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings.

The action was seconded by Commissioner Perlman. Commissioner Perlman offered a friendly amendment to the motion, Commissioner Dake Wilson agreed to the amendment and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

Commission President Millman recessed the meeting for lunch at 11:31 a.m. The Commission reconvened at 11:57 a.m. with Commissioners Ambroz, Choe, Khorsand, Mitchell, Millman, Padilla-Campos, Perlman and Dake Wilson in attendance.

President Millman announced that Item Nos. 8 and 9 would be heard concurrently as they are related to the same project, but separate actions would be taken for each item. Commissioner Choe recused herself.

Commissioner Dake Wilson stated that she knows Elizabeth Camacho personally through school functions of their children's school, however that she can be unbiased in making a decision.

ITEM NO. 8

[CPC-2008-4557-SN](#)

CEQA: EIR SCH No. 1988062220 (Addendum)
Plan Area: Central City

Council District: 14 – Huizar
Last Day to Act: 11-08-18

Related Cases: CPC-2018-3679-DA; VTT-66352, VTT-66352-M1; VTT-66352-M2; VTT-66352-M3; VTT-66352-M4; VTT-66352-M5; ZA-2015-3169-CUB; ZA-2014-2221-ZV-SPR; ZA-2006-3449-ZV-ZAA-SPR

PUBLIC HEARING – Completed August 8, 2018

PROJECT SITE: 877, 889, and 899 South Francisco Street, 1000 West 8th Street; (811 South Francisco Street, 1004, 1010, 1016-1020, 1026, 1030-1032 West 8th Street)

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Andie Adame and Craig Lawson, Craig Lawson and Co., LLC, Ryan Aubry, Greenland USA, Elizabeth Camacho, Loeb & Loeb, George Rhyner, Crain & Associates, Eileen Gray, Design Architect, and Francis Krahe, Krahe Associates representing LA Metropolis Signage, LLC, Applicant

MOTION:

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

Installation and operation of approximately 31,018 square feet of signage throughout the Metropolis Development, which consists of a 350-room hotel, 1,560 residential units, and approximately 74,903 square feet of retail space.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report SCH No. 1988062220, first certified on October 18, 1989; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated May 2018, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;
2. Approve and recommend that the City Council adopt the Supplemental Use District to establish the Metropolis Sign District, as modified by the Commission, including staff's Technical Modification dated October 11, 2018; and
3. Adopt the Findings.

The action was seconded by Commissioner Khorsand. Commissioner Ambroz offered a friendly amendment to the amendment. Commissioners Millman and Khorsand agreed to the motion and the vote proceeded as follows:

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

Vote: 5 – 2

MOTION PASSED

President Millman recessed the meeting at 1:08 p.m. The Commission reconvened at 1:15 p.m. with Commissioners Ambroz, Khorsand, Mitchell, Millman, Padilla-Campos, Perlman and Dake Wilson in attendance.

ITEM NO. 9

CPC-2018-3679-DA

CEQA: EIR SCH No. 1988062220 (Addendum)

Plan Area: Central City

Related Cases: CPC-2008-4557-SN; VTT-66352, VTT- VTT-66352-M1; VTT-66352-M2; VTT-66352-M3; VTT-66352-M4; VTT-66352-M5; ZA-2015-3169-CUB; ZA-2014-2221-ZV-SPR; ZA-2006-3449-ZV-ZAA-SPR

Council District: 14 – Huizar

Last Day to Act: 11-08-18

PUBLIC HEARING – Completed August 8, 2018

PROJECT SITE: 877, 889, and 899 South Francisco Street, 1000 West 8th Street; (811 South Francisco Street, 1004, 1010, 1016-1020, 1026, 1030-1032 West 8th Street

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Andie Adame and Craig Lawson, Craig Lawson and Co., LLC, Ryan Aubry, Greenland USA, Elizabeth Camacho, Loeb & Loeb, George Rhyner, Crain & Associates, Eileen Gray, Design Architect, and Francis Krahe, Krahe Associates representing LA Metropolis Signage, LLC, Applicant

MOTION:

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

Development Agreement for the provision of community benefits with a combined value of up to \$1,000,000 in exchange for a proposed term of 10 years.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report SCH No. 1988062220, first certified on October 18, 1989; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated May 2018, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;
2. Approve and recommend that the City Council adopt the Development Agreement, pursuant to California Government Code Section 68564-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations, for combined public benefit value of up to \$1,000,000.00 and a term of approximately 10 years;
3. Recommended that the City Council adopt an ordinance authorizing the execution of the subject Development Agreement, subject to review by the City Attorney as to form and legality; and
4. Adopt the Findings.

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

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

Vote: 5 – 2

MOTION PASSED

Commissioner Choe rejoined the meeting. Commissioner Perlman left the meeting at 1:36 p.m. Commissioner Dake Wilson disclosed that Will Wright had shared a letter with her regarding Item No. 10.

ITEM NO. 10

CPC-2016-3182-CA

CEQA: ENV-2016-3183-CE

Plan Areas: All

Council Districts: All

Last Day to Act: 12/17/18

PUBLIC HEARING – Completed June 26, 2018

PROJECT SITE: Citywide

IN ATTENDANCE:

Bonnie Kim, City Planning Associate, Erick Lopez, City Planner, Phyllis Nathanson, Senior City Planner, Tom Rothmann, Principal City Planner representing the Department.

MOTION:

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

A proposed ordinance amending the Los Angeles Municipal Code (LAMC) to comprehensively reorganize the administrative provisions of the Zoning Code and establish a New Article and Chapter to the LAMC.

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is not a Project under CEQA pursuant to Section 15378(b)(5) of the California Public Resources Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resources Code and CEQA Guidelines, Section 15308 (Class 8);
2. Recommend that the City Council adopt the proposed Ordinance which includes Chapter 1A;
4. Recommend that the City Council adopt the staff report as the Council's report on the subject; and
5. Recommend that the City Council adopt the Findings.

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

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

Vote: 7 - 0

MOTION PASSED

Commissioner Ambroz left the meeting at 2:30 p.m.

ITEM NO. 11

CPC-2016-4345-CA

CEQA: ENV-2016-4346-CE

Plan Areas: All

Council Districts: All

Last Day to Act: 11/30/18

Continued from: 07/12/18

PUBLIC HEARING HELD

PROJECT SITE: Citywide

Commissioner Padilla-Campos stated that she had listened to the audio related to this case from the meeting of July 12, 2018.

IN ATTENDANCE:

Cally Hardy, City Planning Associate, Matthew Glesne, City Planner, Arthi Varma, Principal City Planner representing the Department; Steven Blau, Deputy City Attorney, Office of the City Attorney; Hagu Solomon-Cary, Planning Director for Councilmember Koretz; Emma Howard Senior Planning Deputy for Councilmember Reyes.

MOTION:

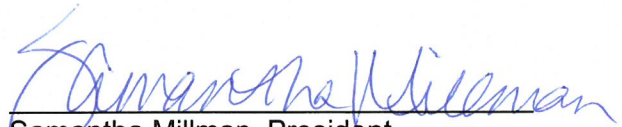
Commissioner Millman moved to continue Item No. 11 to the November 29, 2018 City Planning Commission meeting. The action was seconded by Commissioner Choe and the vote proceeded as follows:

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

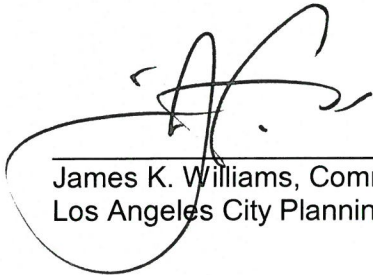
Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 3:15 p.m.



Samantha Millman, President
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

NOV 29 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**