

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 14, 2019

LOS ANGELES CITY COUNCIL CHAMBERS
200 NORTH SPRING STREET, ROOM 340
LOS ANGELES, CA 90012

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:43 a.m. with Commission Vice President Vahid Khorsand and Commissioners, Caroline Choe, Dana Perlman and Veronica Padilla Campos in attendance. Commissioners David Ambroz and Marc Mitchell were absent.

Commissioner Karen Mack arrived at 8:51 a.m. during the Director's report.

Also in attendance were Vince Bertoni, Planning Director, Arthi Varma, Deputy Planning Director, Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James Williams, Commission Executive Assistant II, Marcos Godoy, Office Services Assistant and Rocky Wiles, City Planner.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of Planning reported on the following items of interest:
 - A motion was introduced by the City Council related to existing non-conforming establishments which sell and/or serve alcoholic beverages, to allow the City to look into the operations and use. The Department is currently preparing a report.
 - The City Council introduced a motion related to Senate Bill 50. The Department will be preparing a report for City Council.
 - The Department released its Quarterly Housing Report.
 - Introduced Patricia Diefenderfer, Senior City Planner who is leaving the Department after 19 years of service.
- Donna Wong, Deputy City Attorney had no report.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no speakers requesting to address the Commission.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsideration.

ITEM NO. 5**CONSENT CALENDAR** – (5a and 5b)

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.

Item No. 5a was taken off the consent calendar. Staff presentation was waived.

ITEM NO. 5a**CPC-2018-2460-DB-SPR**

CEQA: ENV-2018-2641-CE

Plan Area: South Los Angeles

Council District: 9 – Price

Last Day to Act: 03-22-19

PUBLIC HEARING – Completed February 7, 2019

PROJECT SITE: 3800-3816 South Figueroa Street

IN ATTENDANCE:

Connie Chau, City Planning Associate, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner, representing the Department; Andrew Brady, DLA Piper, LLC, applicant's representative.

MOTION:

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

A 7-story, 85-foot tall mixed-use development containing 79 residential dwelling units (including eight dwelling units for Very Low Income Households and four Workforce Housing Units) and approximately 9,807 square feet of ground-floor retail. The building will be approximately 104,535 square-feet with a Floor Area Ratio (FAR) of 3.75:1. The project provides 100 parking spaces located in one at-grade level, one mezzanine level, and one subterranean level of parking. The existing commercial building and apartment building are proposed to be demolished, and 8 non-protected on-site trees and 1 street tree are proposed to be removed.

1. Determine, based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (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;
2. Approve, pursuant to Section 12.22 A.25(g)(2) and (3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 79 dwelling units and reserving 10 percent of the total dwelling units, or 8 dwelling units, for Very Low Income Household occupancy for a period of 55 years, with the following two Off-Menu Incentives:

- a. An allowance to provide 80 residential parking spaces in lieu of the 174 residential parking spaces required by Density Bonus Parking Option 1 and LAMC Section 12.22 A.25(d)(1); and
 - b. A Floor Area Ratio (FAR) of 3.75:1 in lieu of the maximum 1.5:1 otherwise permitted in the C2-1L Zone.
3. Approve the following Waiver of Development Standards:
 - a. A building height of 85 feet and seven stories, in lieu of the maximum building height of 75 feet and six stories otherwise permitted in the C2-1L Zone.
 4. Dismiss without prejudice the following three Waivers of Development Standards:
 - a. A reduced rear yard of 10 feet, in lieu of the 19 feet otherwise required for a 7-story building in the C2-1L Zone;
 - b. A reduced easterly side yard setback of 6 feet 3/4 inches, in lieu of the 10 feet otherwise required for a 7-story building in the C2-1L Zone; and
 - c. Transitional Height requirements of LAMC Section 12.21.1 A.10.
 5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project, which creates, or results in an increase of, 50 or more dwelling units.
 6. Adopt the Conditions of Approval; and
 7. Adopt the Findings.

Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 5b

CPC-2018-4231-DB-WDI

Council District: 11 –

Bonin

CEQA: ENV-2018-4232-CE

Last Day to Act: 03-

14-19

Plan Area: Palms-Mar Vista-Del Rey

PUBLIC HEARING – Completed December 5, 2018

PROJECT SITE: 11955 West Culver Boulevard; 4460-4466 South Inglewood Boulevard

MOTION:

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

The demolition of existing structures and the construction, use and maintenance of a five-story, approximate 67-foot in height, mixed-use building with 24 residential units, including three units (11 percent of the project units) for Very Low Income Households and approximately 620 square feet of ground floor commercial area with parking at-grade and one subterranean level providing 30 on-site vehicular parking spaces and 31 bicycle parking spaces.

1. Determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Approve, pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), a density bonus of one unit for a total of 24 units, including a set aside of three unit for Very Low Income Households;
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), one On-Menu Incentive and one Waiver of Development Standards in conjunction with a set aside of 11 percent of the base density for Very-Low Income Households:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Incentive to permit a reduced side (north) yard setback of six-feet, five-inches, in lieu of the otherwise required eight-feet in the C2-1 Zone;
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off Menu Incentive to permit a maximum Floor Area Ratio of 2.67:1 in lieu of the permitted 1.5:1 FAR;
4. Approve, pursuant to LAMC Section 12.27 I.3, a Waiver of Dedication and Improvements to waive a 10-foot dedication along Culver Boulevard and a seven-foot six-inch (7'-6") partial dedication along Inglewood Boulevard;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings;

Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 6

CPC-2016-3180-VZC-MCUP-SPR

Cedillo

CEQA: ENV-2016-3181-MND

Plan Area: Wilshire

18

Related Case: VTT-74230

Council District: 1 –

Last Day to Act: 02-14-

Continued from: 12-13-

and 02-14-

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

MOTION:

Commissioner Millman moved to continue the matter to the City Planning Commission Meeting of May 9, 2019. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

President Milman took Item No. 12 out of order to consider a request to continue the matter.

ITEM NO. 12**DIR-2018-723-TOC-1A**

CEQA: ENV-2017-724-CE

Plan Area: Hollywood

Council District: 13 – O'Farrell

Last Day to Act: 03-15-19

PROJECT SITE: 1130-1132 North Beachwood Drive**MOTION:**

Commissioner Millman moved to continue the matter to a date uncertain. Commissioner Padilla Campos seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0**MOTION PASSED**

President Milman took Item Nos. 9 and 10 out of order. She announced that the two items would be heard together as they pertain to the same project, but separate motions would be taken.

ITEM NO. 9**VTT-74496-CN-1A**

CEQA: ENV-2016-3631-SCPE

Plan Area: Hollywood

Related Case: CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI

Council District: 13 – O'Farrell

Last Day to Act: 03-14-19

PUBLIC HEARING HELD

PROJECT SITE: 6400 Sunset Boulevard; 1440-1460 North Cahuenga Boulevard;
6400-6416 West Sunset Boulevard; 1419 North Ivar Avenue;
1441-1453 North Ivar Avenue; 1418 North Cahuenga Boulevard

IN ATTENDANCE:

Jason McCrea, Planning Assistant, Sergio Ibarra, City Planner, and Heather Bleemers Senior City Planner representing the Department; Doug Carstens, Catten-Brown & Carstens, appellant's representative; Edgar Khalatian, Mayer Brown, LLP, and Scott Johnson, Johnson Fain Architects, applicant's representatives; Craig Bullock, representing the Office of Council Member O'Farrell.

MOTION:

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

The merger of a 0.73 acre site into one lot for condominium uses.

1. Find that on November 21 , 2018, the City Council determined in their independent judgment that the project is exempt from CEQA pursuant to PRC Section 21155.1 as a Sustainable Communities Project, based on the entirety of the administrative record;
2. Deny the appeal and sustain the January 16, 2019, Deputy Advisory Agency's determination to approve, pursuant to Los Angeles Municipal Code Section 17.15, a Vesting Tentative Tract for the merger of a 0.73 acre site into one ground lot for condominium uses; and
3. Adopt the Conditions of Approval and findings by the Deputy Advisory Agency

Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 10

CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI

CEQA: ENV-2016-3631-SCPE

Plan Area: Hollywood

Related Case: VTT-74496-CN-1A

Council District: 13 – O'Farrell

Last Day to Act: 03-14-19

PUBLIC HEARING – Completed January 9, 2019

PROJECT SITE: 6400 Sunset Boulevard; 1440-1460 North Cahuenga Boulevard;
6400-6416 West Sunset Boulevard; 1419 North Ivar Avenue;
1441-1453 North Ivar Avenue; 1418 North Cahuenga Boulevard

IN ATTENDANCE:

Jason McCrea, Planning Assistant, Sergio Ibarra, City Planner, and Heather Bleemers Senior City Planner representing the Department; Edgar Khalatian, Mayer Brown, LLP ,and Scott Johnson, Johnson Fain Architects, applicant's representatives; Craig Bullock, representing the Office of Council Member Mitch O'Farrell.

MOTION:

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

A mixed-use development containing 200 residential units, with 10 units reserved for Very Low Income Households (5 percent) and 7,000 square feet of ground floor commercial space within a 26-story building (maximum height of 285-feet) on the northern lot. The project would result in 231,836 square feet of new floor area and a maximum Floor Area Ratio (FAR) of 6:1.

1. Find that on November 21 , 2018, the City Council determined in their independent judgment that the project is exempt from CEQA pursuant to PRC Section 21155.1 as a Sustainable Communities Project, based on the entirety of the administrative record;

2. Approve and recommend that the City Council adopt, pursuant to Section 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change to remove the "D" limitation on the site;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review, reserving five percent, or 10 units, for Very Low Income Households, resulting in seven additional units (four percent), and utilizing Parking Option 1, seeking the following incentives and waivers from Development Standards:
 - a. Pursuant to LAMC Section 12.22 A.25(g), an Off-Menu Incentive to permit floor-area averaging and residential density transfer across the project site; and
 - b. Pursuant to LAMC Section 12.22 A.25(g), a Waiver of Development Standards to permit compact parking spaces be utilized to meet 20 percent of the residential parking requirement.
4. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at four establishments for the 7,000 square-foot ground floor commercial use;
5. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for signage in the Hollywood Signage Supplemental Use District;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units; and
7. Adopt the conditions of approval, as modified by the Commission;
8. Adopt the findings, as amended by Staff's Technical Modification dated March 12, 2019.

Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 2

MOTION FAILED

President Millman recessed the meeting at 11:03 p.m. The meeting was reconvened at 11:10 a.m. with Commissioners Choe, Khorsand, Mack, Millman, Perlman and Padilla Campos in attendance.

ITEM NO. 10 (Continued)

MOTION:

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

A mixed-use development containing 200 residential units, with 10 units reserved for Very Low Income Households (5 percent) and 7,000 square feet of ground floor commercial space within a 26-story building (maximum height of 285-feet) on the northern lot. The project would result in 231,836 square feet of new floor area and a maximum Floor Area Ratio (FAR) of 6:1.

1. Find that on November 21, 2018, the City Council determined in their independent judgment that the project is exempt from CEQA pursuant to PRC Section 21155.1 as a Sustainable Communities Project, based on the entirety of the administrative record;

2. Approve and recommend that the City Council adopt, pursuant to Section 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change to remove the "D" limitation on the site;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review, reserving five percent, or 10 units, for Very Low Income Households, resulting in seven additional units (four percent), and utilizing Parking Option 1, seeking the following incentives and waivers from Development Standards:
 - a. Pursuant to LAMC Section 12.22 A.25(g), an Off-Menu Incentive to permit floor-area averaging and residential density transfer across the project site; and
 - b. Pursuant to LAMC Section 12.22 A.25(g), a Waiver of Development Standards to permit compact parking spaces be utilized to meet 20 percent of the residential parking requirement.
4. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at four establishments for the 7,000 square-foot ground floor commercial use;
5. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for signage in the Hollywood Signage Supplemental Use District;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units; and
7. Adopt the conditions of approval, as modified by the Commission;
8. Adopt the findings, as amended by Staff's Technical Modification dated March 12, 2019.

Commissioner Millman seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 1

MOTION PASSED

ITEM NO. 7

VTT-74311-CN-1A

CEQA: ENV-2016-3663-MND
22-19

Plan Area: Wilshire

Related Case: CPC-2016-3662-CU-DB-SPR

Council District: 10 – Wesson

Last Day to Act: 03-

PUBLIC HEARING HELD

PROJECT SITE: 3170, 3188 West Olympic Boulevard;
1006, 1010, 1012, 1014, 1020 South Serrano Avenue;
1007, 1011, 1015, 1017, 1019, 1021 South Hobart Boulevard

IN ATTENDANCE:

Nuri Cho, City Planning Associate, Iris Wan, City Planner and Christina Toy Lee, Senior City Planner, representing the Department; Michael Lozeau, Lozeau Drury LLP, appellant's representative; Stuart Ahn, applicant's representative; Lis Carlin, Planning Deputy, representing the Office of Council President Wesson, Jr.

MOTION:

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

A Vesting Tentative Tract Map composed of one master ground lot and two airspace lots for a maximum of 252 apartment units and 33 commercial condominium units on a 49,763 square-foot lot.

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-2016-3663-MND, as circulated on October 11, 2018, ("Mitigated Negative Declaration"), and the Erratum to the Mitigated Negative Declaration, dated March 1, 2019, 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 and the Erratum to the Mitigated Negative Declaration, dated March 1, 2019, 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, the Erratum to the Mitigated Negative Declaration, dated March 1, 2019, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Deny the appeal and sustain the December 28, 2018, Deputy Advisory Agency's determination to approve, pursuant to Sections 17.03, 17.06 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map composed of one master ground lot and two airspace lots for a maximum of 252 apartment units and 33 commercial condominium units on a 49,763 square-foot lot; and
3. Adopt the Conditions of Approval and findings by the Deputy Advisory Agency.

Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8**CPC-2016-3662-CU-DB-SPR**

CEQA: ENV-2016-3663-MND

Plan Area: Wilshire

Related Case: VTT-74311-CN-1A

Council District: 10 – Wesson

Last Day to Act: 03-22-19

PUBLIC HEARING – Completed December 12, 2018

PROJECT SITE: 3170, 3188 West Olympic Boulevard;
1006, 1010, 1012, 1014, 1020 South Serrano Avenue;
1007, 1011, 1015, 1017, 1019, 1021 South Hobart Boulevard

IN ATTENDANCE:

Nuri Cho, City Planning Associate, Iris Wan, City Planner and Christina Toy Lee, Senior City Planner, representing the Department; Stuart Ahn, applicant's representative; Lis Carlin, Planning Deputy, representing the Office of Council President Wesson, Jr.

MOTION:

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

Demolition of an existing one-story commercial retail building, related surface parking, and five residential buildings (a 1-story single-family dwelling, a 2-story single-family dwelling, and three multi-family rental units that are each 1-story) for the construction of a new 7-story (85-foot) mixed-use structure above two levels of subterranean parking garage. The project will provide 252 apartment units, of which 46 units are set aside for Very Low Income Households, and 32,100 square feet of commercial retail space. The project will provide 261 vehicular parking spaces pursuant to AB 744, located at-grade and within two levels of subterranean parking garage. The project also includes 100 long-term and 30 short-term bicycle parking spaces. The project will contain a maximum Floor Area Ratio (FAR) of 6.09:1. The project includes the removal of 22 trees on-site and 8 street trees (5 street trees on Olympic Boulevard, 1 street tree on Hobart Boulevard, and 2 street trees on Serrano Avenue).

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 Mitigated Negative Declaration, No. ENV-2016-3663-MND, and Erratum to the Mitigated Negative Declaration dated January 2019 adopted on March 14, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Approve, pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a project reserving 46 units for Very Low Income Households, for a total of 175 dwelling units, in conjunction with vehicular parking provided pursuant to AB 744, and the following two On-Menu Incentives and one Off-Menu Incentive:
 - a. An On-Menu Incentive to use pre-dedication area of any land required to be dedicated for street or alley purposes as tot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located;
 - b. An On-Menu Incentive to average the floor area, density, parking, or open space, and permitted vehicular access from a less restrictive zone to a more restrictive zone; and
 - c. An Off-Menu Incentive for an allowance for a 3.84:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR in the C2-1 Zone and 3:1 FAR in the R4-1 Zone.
3. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use for a 60 percent increase in density beyond the maximum 35 percent permitted in LAMC Section 12.22 A.25, for a 95 percent density increase over the project site, for 77 dwelling units in addition to the 175 dwelling units, for a total of 252 dwelling units, in lieu of the otherwise permitted base density of 129 dwelling units; and pursuant to LAMC Section 12.24 F:
 - a. An increase in the permitted FAR from 1.5:1 to 6.09:1 in the C2-1 Zone and 3:1 in the R4-1 Zone;
 - b. A 20 percent decrease in the required width of the front yard on Serrano Avenue in the R4-1 Zone, for a 12-foot front yard setback in lieu of the otherwise required 15 feet per LAMC Section 12.11 C.1;
 - c. A 20 percent decrease in the required width of the front yard on Hobart Boulevard in the R4-1 Zone, for a 12-foot front yard setback in lieu of the otherwise required 15 feet per LAMC Section 12.11 C.1, and
 - d. A 20 decrease in the required width of the southerly side yard in the R4-1 Zone, for an 8-foot side yard setback in lieu of the otherwise required 10 feet per LAMC Section 12.11 C.2;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates an increase of 50 or more dwelling units;
5. Adopt the Conditions of Approval, as modified by the Commission; and

6. Adopt the findings as amended by the Commission, including Staff's Technical Modifications dated March 7, 2019 and March 8, 2019.

Commissioner Padilla Campos seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 11

CPC-2018-998-DB-CU

CEQA: ENV-2018-999-EIR; Addendum (January 2019)
to Adelante Eastside Redevelopment Project EIR;
SCH No. 1997061065
Plan Area: Boyle Heights

Council District: 14 – Huizar
Last Day to Act: 04-24-19

PUBLIC HEARING HELD

PROJECT SITE: 100 South Boyle Avenue; 110, 114 South Boyle Avenue
1800 East First Street

IN ATTENDANCE:

Monique Acosta, City Planning Associate and Jane Choi, representing the Department; Rick Rodriguez., Sheppard Mullin Richter & Hampton, LLP, applicant's representative; Vanessa Delgado, Azure Development Co, applicant.

MOTION

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project, with modifications, if any, stated on the record:

Construction of a five-story, 44-unit affordable housing development (of which 100 percent of the residential units will be restricted affordable units except for one manager's unit), 7,500 square feet of ground floor commercial/retail and café/restaurant space and 45 parking spaces (28 residential spaces and 17 commercial spaces) in a ground-level parking garage and subterranean parking level. The proposed project measures 68 feet in height and contains 39,650 square feet of floor area, for a total Floor Area Ratio (FAR) of 2.72:1.

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 (EIR), SCH No. 1997061065, certified on September 17, 1998; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum dated January 2019, 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, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a 10 percent Density Bonus for a project totaling 44 residential dwelling units reserving 15 percent, or six units, for Very Low Income Households and the following one On-Menu Incentive and two Off-Menu Incentives:

- a. An On-Menu Incentive to allow a 2.72:1 FAR in lieu of the otherwise permitted 1.5:1 FAR in the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones;
 - b. An Off-Menu Incentive to allow a 68-foot tall mixed-use building in lieu of a maximum 45-foot tall building allowed by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot tall building otherwise allowed by [Q] Condition No. 1 in Ordinance No. 153,152; and
 - c. An Off-Menu Incentive to allow a 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building otherwise required by LAMC Section 12.11 C.3.
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3) the following six Waivers of Development Standards:
 - a. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of the 15-foot setback as otherwise required by [Q] Condition No. 2 in Ordinance No. 153,152;
 - b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 as otherwise required by [Q] Condition No. 3 in Ordinance No. 153,152;
 - c. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover required by [Q] Condition No. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
 - d. A loading space provided in the alley in lieu of one on-site as required by LAMC Section 12.21 C.6(a);
 - e. A reduction in the required residential parking to provide 28 parking spaces in lieu of 60 parking spaces as required by LAMC Section 12.21 A.4; and
 - f. An allowance to provide six parking stalls of the 28 residential parking spaces as compact stalls in lieu of standard stalls as required by LAMC Section 12.21 A.5(c).
 4. Approve, pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow operating hours for a proposed cafe/restaurant from 5:00 a.m. to 11 :00 p.m. in lieu of the operating hours from 7:00 a.m. to 11:00 p.m. otherwise required by LAMC Sections 12.22 A.23 and 12.24 W.27 for Commercial Corner Developments;
 5. Adopt the Conditions of Approval; and
 6. Adopt the findings.

Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

Moved: Khorsadn
Second: Padilla Campos
Ayes: Choe, Mack, Millman,
Absent: Ambroz, Mitchell

Vote: 6 – 0

MOTION PASSED

ITEM NO. 13

[DIR-2017-2437-DB-1A](#)
CEQA: ENV-2017-2438-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 03-15-19

PUBLIC HEARING HELD

PROJECT SITE: 5058 West Maplewood Avenue

IN ATTENDANCE:

Ruben C. Vasquez III, City Planning Associate, Iris Wan, City Planner and Christina Toy Lee, Senior City Planner representing the Department; Joseph Barnes Jr., appellants' representative; Hamid Dehghan, HRD Arch, Inc., applicant's representative; Frank Ota, applicant.

MOTION

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project, with modifications, if any, stated on the record:

Demolition of an existing 1-story single-family dwelling for the construction of a 5-story, 13-unit apartment structure (56 feet in height). The project will reserve 11 percent, or 1 dwelling unit, of the 9 base dwelling units permitted for Very Low Income Household occupancy for a period of 55 years.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, and 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 September 5, 2018, Planning Director's determination to approved, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC) a Density Bonus Compliance Review to allow a 35-percent increase in density for a 13-unit apartment building with two On-Menu Incentives, for a 20-percent reduction to permit a westerly side yard setback of 6 feet 5 inches in lieu of the otherwise required 8 feet, and an 11-foot increase in building height to permit 56 feet in lieu of the otherwise permitted 45 feet; and
3. Adopt the Conditions of Approval and findings of the Planning Director.

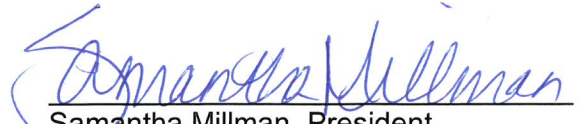
Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 1:59 p.m.


Samantha Millman, President
Los Angeles City Planning Commission


Rocky Wiles, Commission Office Manager

ADOPTED
CITY OF LOS ANGELES

MAR 28 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**