

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 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 8:38 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Caroline Choe, Karen Mack, Marc Mitchell and Dana Perlman in attendance. Commissioner Renee Dake Wilson was absent.

Commissioner Padilla-Campos arrived at 8:49 a.m.

Also in attendance were Vince Bertoni, Planning Director, Kevin Keller, Executive Officer, Shana Bonstin, Deputy Planning Director, Lisa Webber, Deputy Planning Director and Amy Brothers, 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 introduced Shana Bonstin, Deputy Director to give the Commission an update on the Transfer of Floor Area Rights (TFAR).
- Amy Brothers, Deputy City Attorney had no report.
- Minutes of Meeting:
Commissioner Mitchell moved to approve the Minutes of Meeting for December 20, 2018 and January 10, 2019. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3**GENERAL PUBLIC COMMENT**

One speaker addressed the Commission.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsideration.

ITEM NO. 5**CONSENT CALENDAR**

There were no items on the Consent Calendar.

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: 02-14-19
Continued from: 12-13-18

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

MOTION:

Commissioner Ambroz moved to continue the matter to the City Planning Commission Meeting of March 14, 2019. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 1

MOTION PASSED

Commissioner Millman recessed the meeting at 10:08 a.m. The meeting reconvened at 10:38 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla-Campos and Perlman in attendance.

ITEM NO. 7

VTT-74193-CN-1A

CEQA: ENV-2016-1892-EIR; SCH No. 2016071049

19

Plan Area: South Los Angeles

Related Case: CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR

Council District: 9–Price

Last Day to Act: 02-14-

PUBLIC HEARING HELD

PROJECT SITE: 3900 South Figueroa Street;
3900-3972 South Figueroa Street;
3901-3969 South Flower Drive;
450 West 39th Street

IN ATTENDANCE:

Milena Zasadzien, City Planner, Heather Bleemers Senior City Planner and Ken Bernstein, Principal City Planner, representing the Department; William Delvac, Armbruster, Goldsmith & Delvac, LLP and Bruce Greenfield, Architect, applicant's representatives; Scott Gale, Ventus Group, applicant; Mitchell Tsai, Attorney representing SAJE, appellant; Jim Childs, West Adams Heritage Association, appellant; Jean Frost, North Area Neighborhood Development Council (NANDC); Edgar Morales representing the Office of Councilmember Price.

President Millman recessed the meeting at 10:08 a.m. The meeting reconvened at 10:30 a.m. with Commissioners Ambroz, Khorsand, Mack, Millman, Mitchell, Padilla Campos and Perlman in attendance. Commissioner Choe was not at the dais during the vote for Item No. 7.

MOTION:

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

A Vesting Tentative Tract Map for the merger and resubdivision of an approximately 4.4-acre (191,047 square-foot) site into one ground lot and eight commercial condominium lots for a mixed-use development and to vacate a portion of the existing right of way along Flower Drive as shown on map stamp-dated August 30, 2018, and a Haul Route for the export of 60,800 cubic yards of soil.

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, Find 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-2016-1892-EIR (SCH No. 2016071049), dated October 2017, the Final EIR, dated

October 2018, and Errata, dated November 2018 and January 2019 (the Fig Project EIR), as well as the whole of the administrative record, and
 Certify the following:

- a. The Fig Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Fig Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
- c. The Fig Project EIR reflects the independent judgment and analysis of the lead agency.

Adopt the following:

- a. The related and prepared Fig Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Fig Project EIR.
2. Deny the appeal and approve, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map and a Haul Route;
 3. Dismiss without Prejudice, pursuant to LAMC Section 12.21 C.2(b), an Adjustment to reduce the minimum width of passageways between buildings required from ten feet to five feet; and
 4. Adopt the Conditions of Approval and findings of the Deputy Advisory Agency

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

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

Vote: 6 – 1

MOTION PASSED

ITEM NO. 8

CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR

CEQA: ENV-2016-1892-EIR; SCH No. 2016071049

Plan Area: South Los Angeles

Related Case: VTT-74193-CN-1A

Council District: 9 – Price

Last Day to Act: 02-14-19

PUBLIC HEARING – Completed November 7, 2018

PROJECT SITE: 3900 South Figueroa Street
 3900-3972 South Figueroa Street;
 3901-3969 South Flower Drive;
 450 West 39th Street

IN ATTENDANCE:

Milena Zasadzien, City Planner, Heather Bleemers Senior City Planner and Ken Bernstein, Principal City Planner, representing the Department; William Delvac, Armbruster, Goldsmith & Delvac, LLP and Bruce Greenfield, Architect, applicant's representatives; Scott Gale, Ventus Group, applicant; Jean Frost, North Area Neighborhood Development Council (NANDC); Edgar Morales representing the Office of Councilmember Price.

MOTION:

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

The Fig Project (Project) is a seven-story mixed-use development comprised of hotel, student, and mixed-income housing components, within three separate buildings with maximum building heights of up to 83-feet. The hotel component includes 298 guest rooms, 15,335 square feet of retail and restaurant uses, 13,553 square feet of shared guest and public amenities, and 7,203 square feet of public meeting spaces, including a basement level. The student housing component includes 222 units and 32,991 square feet of retail and restaurant uses. The mixed-income housing component includes 186 dwelling units (77 dwelling units reserved for Low Income Households and five units reserved for Very Low Income Households), 20,364 square feet of office, and 7,000 square feet of retail and restaurant uses. All three components would be served by a central eight-story, above-ground parking structure, containing one subterranean parking level and a rooftop amenity level, with a maximum building height of up to 90-feet. The Project results in up to 620,687 square feet of floor area, and a floor area ratio (FAR) of 3.25:1, including a commercial FAR of 0.50:1. The Project includes the removal of eight multi-family residential buildings within the Flower Drive Historic District, the removal of surface parking areas, and the export of approximately 60,800 cubic yards of soil.

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 the Fig Project EIR, No. ENV-2016-1892-EIR, SCH No. 2016071049, previously certified on February 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 and recommend that the City Council adopt, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change and Height District Change from C2-1L and R4-1L to (T)(Q)C2-2D;
3. Approve, pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit for a hotel use in the C2 Zone within 500-feet of an R Zone;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of six establishments, including the hotel and restaurant uses;
5. Approve, pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination to allow building heights of up to 90-feet within 100 to 199-feet of the OS Zone;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates over 50,000 square- feet of non-residential floor area and over 50 dwelling units;
7. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated February 12, 2019; and
8. Adopt the Findings.

Commissioner Perlman seconded the motion and offered a friendly amendment. Commissioner Ambroz accepted the amendment and the vote proceeded as follows:

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

Vote: 7 – 1

MOTION PASSED

Commissioner Millman recessed the meeting at 11:34 a.m. The meeting reconvened at 11:46 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla-Campos and Perlman in attendance.

ITEM NO. 9

CPC-2016-4888-TDR-SN-MCUP-SPR

CEQA: ENV-2016-4889-EIR; SCH No. 2017101008

Plan Area: Central City

Related Case: VTT-74868

Council District: 14 – Huizar

Last Day to Act: 02-19-19

PUBLIC HEARING - Completed December 19, 2018

PROJECT SITE: 1001 Olympic Boulevard;
911-955 South Georgia Street;
1000-1016 West James M. Wood Boulevard;
936-950 South Bixel Street;
1013-1025 West Olympic Boulevard

IN ATTENDANCE:

Jason McCrea, Planning Assistant, Sergio Ibarra, City Planner, and Heather Bleemers Senior City Planner representing the Department; Frances Park, Park & Velayos and Paul Danna, SOM Architects representing the applicant; Simon Kaplan, LA Gateway, applicant.

After public testimony was closed, Commissioner Millman recessed the meeting for lunch at 12:25 a.m. The meeting reconvened at 12:52 p.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla-Campos and Perlman in attendance.

MOTION:

Commissioner Perlman 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 medical office building, urgent care facility and associated surface parking. The Project proposes a mixed-use development consisting of up to 879 residential units, a 1,000 room hotel, and 40,000 square feet of commercial space within three towers, with heights of 43 stories, 53 stories, and 65 stories(maximum height of 853 feet) built on a four-story podium.

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 the Olympia Project EIR, No. Report ENV-2016-4889-EIR, SCH No. No. 2017101008, previously certified on January 29, 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 and recommend that the City Council adopt, pursuant to Sections 13.11 and 12.32 S of the Los Angeles Municipal Code (LAMC), the Supplemental Use District to establish the Olympia Sign District for the Project Site, as modified by the Commission;
3. Continue the Commission's action related to the Transfer of Floor Area Rights (TFAR) until the Agency Board acts on the requested TFAR Plan and Public Benefits Payment;

4. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for 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;
5. Approve, pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units;
6. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modifications dated February 12, 2019; and
7. Adopt the findings, as amended by the Commission, including Staff's amendments per the Technical Modification dated February 12, 2019.

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

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

Vote: 7 – 1

MOTION PASSED

Commissioners Mack and Ambroz left the meeting at approximately 2:26 p.m.

Item No. 10

DIR-2018-5510-TOC-1A
CEQA: ENV-2018-5511-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 02-25-19

PUBLIC HEARING HELD

PROJECT SITE: 1822 South Overland Avenue

IN ATTENDANCE:

Jeanalee Obergfell, City Planning Associate, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner, representing the Department; Marina Groysman, appellant's representative; Warren Techentin Architecture, applicant's representative.

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 duplex and the construction, use and maintenance of a 67-foot tall residential building with 16 residential units. The project sets aside two units for Extremely Low Income Households.

1. Determine, 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. Deny the appeal and sustain the Planning Director's determination to approve, pursuant to Sections 12.22 A.25(g) and 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project allowing a 70 percent increase in density for a Tier 3 project totaling 16 dwelling units with two units set aside as affordable housing units for Extremely Low Income Households for a period of 55 years along with the following three incentives:
 - a. Height. A maximum height of 67 feet in lieu of the maximum permitted height of 45 feet;
 - b. Setbacks (Sides). A 30 percent reduction in required side yard setbacks to allow 6-foot 4-inch side-yard setbacks in lieu of the required 9-foot side-yard setback; and
 - c. Open Space. A 25 percent reduction in required open space, to allow 1,537.5 square-feet in lieu of 2,050 square-feet.
 3. Adopt the corrected Conditions of Approval; and
 4. Adopt and findings.

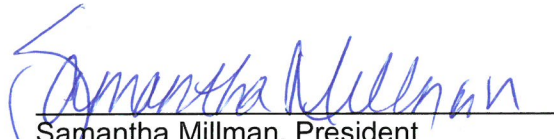
Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 2:45 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