

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL
THURSDAY, JUNE 8, 2017**

CITY HALL COUNCIL CHAMBER
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 David Ambroz called the regular meeting to order at 8:35 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Caroline Choe, Richard Katz, John Mack, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Also in attendance were Kevin Keller, Deputy Planning Director; 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.

ITEM NO. 1

The Director's Report was tabled to the end of the agenda.

Commissioner Dake Wilson took time to recognize Senior City Planner Simon Pastucha for 28 years of service to the City of Los Angeles and to congratulate him on reaching retirement.

CITY ATTORNEY UPDATE

Deputy City Attorney Amy Brothers had no report.

ITEM NO. 2

Commission business was tabled to the end of the agenda.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no statements submitted.

ITEM NO. 4**PUBLIC COMMENT:**

No speakers requested to address the Commission

ITEM NO. 5a**CPC-2012-3028-CU-ZV-PA1**

CEQA: ENV-2012-3029-MND-REC1

Plan Area: Hollywood

Related Cases: CPC-2012-3028-CU-ZV

Council District: 4 – Ryu

Last Day to Act: 06-29-17

PUBLIC HEARING - Completed September 12, 2016 and March 6, 2017**PROJECT SITE:** 921-933 North Highland Avenue;
926-928 North Citrus Avenue**IN ATTENDANCE:**

Mindy Nguyen, City Planner, Nick Hendricks and Charlie Rausch representing the Planning Department.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated by the Commission:

A Plan Approval to allow the continued use of an after-school private educational center for Grades K through 8, with a maximum enrollment of 150 students, and hours of operation of 1:30 p.m. to 8:00 p.m. for students, and 9:00 a.m. to 8:00 p.m. for administrative use, originally approved under Case No. CPC-2012-3028-CU-ZV. Review compliance with the Conditions of Approval of the original grant, including the following: the carpool program and queuing plan, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations, student drop-off and pick-up, and other activities on the surrounding businesses. Modify conditions related to enrollment and hours of operation. Remove conditions related to traffic/parking, drop-off/pick-up operations, and the escort/chaperone plan.

1. **Find**, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2012-3029-MND adopted on October 8, 2013; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated May 22, 2017, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. **Find** that the operation and use of the after-school center for grades K through 8 is in compliance with the Conditions of Approval of Case No. CPC-2012-3028-CU-ZV;
3. **Adopt** the attached Conditions of Approval as modified by the Commission; and
4. **Adopt** the attached Findings.

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

Moved: Dake Wilson
Seconded: Choe
Ayes: Ambroz, Katz, Mack, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

ITEM NO. 5b

CPC-2016-4190-VZC-HD-BL-DB-SPR

CEQA: ENV-2016-4191-MND

Plan Area: Northridge

Related Case: VTT-74504

Council District: 12 –Englander

Last Day to Act: 07-03-17

PUBLIC HEARING – Completed May 2, 2017

PROJECT SITE: 18401 West Nordhoff Street;
18417-18419 West Nordhoff Street

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, Nick Hendricks and Charlie Rausch representing the Planning Department.

MOTION:

Commissioner Dake Wilson 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 new five (5) story mixed-use building consisting of a total of 146 residential dwelling units and 2,000 square feet of ground floor commercial area. The project will set aside 15 percent (17 dwelling units) of the base density for Very Low Income Households, qualifying for a 35 percent density bonus increase. The project will include one-level of subterranean parking and will provide a total of 232 automobile parking spaces on the ground floor and in the subterranean level.

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-2016-4191-MND, adopted on May 15, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Deny** a Vesting Zone Change from RA to R3 for the portion of the Project Site located at 18401 West Nordhoff Street and from CR and P Zones to C2 for the portion of the Project Site located at 18417 and 18419 West Nordhoff Street;
3. **Approve** and **recommend** that the City Council **adopt** a Vesting Zone Change and Height District Change, pursuant to Sections 12.32-F and Q of the Los Angeles Municipal Code (LAMC), from P-1VL and CR-1L to (T)(Q)C2-1VL for the Western Parcel located at 18417-18419 West Nordhoff Street and a Vesting Zone Change from RA-1 to (T)(Q)R3-1 for the Eastern Parcel located at 18401 West Nordhoff Street;
4. **Approve** and **recommend** that the City Council **adopt** a Building Line Removal, pursuant to LAMC Section 12.32-R,2(f), of a 25-foot building line, established pursuant to Ordinance 99,671, on the northern side of Nordhoff Street for the Eastern Parcel of the Project Site located at 18401 West Nordhoff Street;
5. **Approve** a 35 percent Density Bonus, pursuant to LAMC Section 12.22-A,25, with a set aside

of 15 percent (17 dwelling units) of the base density for Very-Low Income Households; and the following (3) On-Menu Incentives and four (4) Modifications to Development Standards (Off-Menu Incentives):

- a. Pursuant to LAMC Section 12.22-A, 25(f)(4)(i), and On-Menu Incentive to permit a 35 percent increase in the allowable Floor Area Ratio (FAR);
 - b. Pursuant to LAMC Section 12.22-A, 25(f)(7), and On-Menu Incentive to permit the density calculation to be based on the area of any land required to be dedicated for street or alley purposes to be included as lot area for the purposes of calculating the maximum density permitted by the underlying zone;
 - c. Pursuant to LAMC Section 12.22-A, 25(f)(8), and On-Menu Incentive to permit the averaging of the FAR, Density, Parking, Open Space, and permitting Vehicular Access between the (T)(Q)C2-1VL and (T)(Q)R3-1 Zones;
 - d. Pursuant to LAMC Section 12.22-A, 25(g)(3)(ii), and Off-Menu Waiver to permit an 11-foot increase in height for a maximum height of 56 feet in lieu of the permitted 45 feet in the (T)(Q)C2-1VL and (T)(Q)R3-1 Zones and a maximum of five (5) stories in lieu of the permitted three (3) stories in the (T)(Q)C2-1VL Zone;
 - e. Pursuant to LAMC Section 12.22-A, 25(g)(3)(ii), and Off-Menu Waiver to permit a reduced rear yard of 15 feet in lieu of the required 17 feet in the (T)(Q)C2-1 VL Zone;
 - f. Pursuant to LAMC Section 12.22-A, 25(g)(3)(ii), and Off-Menu Waiver to permit a reduced front yard of 12 feet in lieu of the required 15 feet in the proposed (T)(Q)R3-1VL Zone;
 - g. Pursuant to LAMC Section 12.22-A, 25(g)(3)(ii), and Off-Menu Waiver to permit access to the Project Site off of Darby Avenue (adjacent property) in lieu of a street, or alley, or a private street, or easement approved in accordance with the provisions of Article 8 of the LAMC as required pursuant to LAMC Section 12.21-A,4(h);
6. **Approve** the Site Plan Review, pursuant to LAMC Section 16.05, for a project which creates 50 or more dwelling unit;
 7. **Adopt** the Conditions of Approval; and
 8. **Adopt** the Findings.

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

Moved: Dake Wilson

Seconded: Choe

Ayes: Ambroz, Katz, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

ITEM NO. 6

[CPC-2017-2107-MS](#)

CEQA: ENV-2007-2108-CE

Plan Area: Central City

Related Cases: CPC-2008-4504-MS

CPC-2008-4502-GPA

Council District: 14 - Huizar

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: Subarea of the Central City Community Plan for an area generally bounded by the 101 freeway to the north, the 110 freeway on the west, the 10 freeway on the south, and San Pedro and Alameda Streets on the east.

IN ATTENDANCE:

Simon Pastucha, Senior City Planner representing the Planning Department.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the adoption of the Updated Downtown Design Guidelines with revisions/modifications as stated by the Commission:

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections, 15060(c)(2) and 15378(a), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Adopt the Staff Report as its report on the matter;
3. **Adopt**, pursuant to Charter Sections 551, 556 and 558 and Section 11.5.4 of the Los Angeles Municipal Code, the Updated Design Guide and authorize Staff to make minor corrections for formatting and to maintain internal consistency with the Commission action; and
4. Adopt the Findings.

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

Moved: Ambroz

Seconded: Choe

Ayes: Katz, Mack, Millman, Mitchell, Padilla-Campos, Perlman, Dake Wilson

Vote: 9 – 0

MOTION PASSED

Commissioner Katz left the meeting for a brief period of time.

ITEM NO. 5b

CPC-2016-4190-VZC-HD-BL-DB-SPR

CEQA: ENV-2016-4191-MND

Plan Area: Northridge

Related Case: VTT-74504

Council District: 12 –Englander

Last Day to Act: 07-03-17

PUBLIC HEARING – Completed May 2, 2017

PROJECT SITE: 18401 West Nordhoff Street;
18417-18419 West Nordhoff Street

Commissioner Ambroz moved to reopen and to reconsider Item No. 5b CPC-2016-4190-VZC-HD-BL-DB-SPR in order to add a technical modification.

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

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

Vote: 8 - 0

MOTION PASSED

Commissioner Katz re-joined the meeting

Commissioner Ambroz moved to adopt technical modifications as stated on the record:

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

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

Vote: 9 - 0

MOTION PASSED

Commissioner Perlman left the meeting for a short period and did not participate in Item Nos. 7, 8 and 9.

ITEM NO. 7

CPC-2015-4398-GPA-ZC-HD-ZAD-CU

CEQA: ENV-2012-1962-EIR; SCH No. 2008101017

Plan Area: West Adams-Baldwin Hills-Leimert

Related Case: CPC-2016-3681-DA

Council Districts: 8 – Harris-Dawson

10 – Wesson Jr.

Last Day to Act: 06-08-17

Continued from: 04-20-17

PUBLIC HEARING – Completed December 21, 2016

PROJECT SITE: 3650 and 3691 West Martin Luther King Jr. Boulevard;
3901-4145 South Crenshaw Boulevard;
4020-4090 South Marlton Avenue;
3701-3791 West Santa Rosalia Drive;
3625-3649 West Stocker Street

The site is bordered by West 39th Street to the north, Crenshaw Boulevard to the east, Stocker Street to the south, and Santa Rosalia Drive and Marlton Avenue to the west; and bisected into two portions by Martin Luther King Jr. Boulevard.

IN ATTENDANCE:

Christina Toy Lee, City Planner representing the Planning Department.

MOTION:

Commissioner Millman moved to continue the matter to the meeting of July 13, 2017. The motion was seconded by Commissioner Mack and the vote proceeded as follows:

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

Vote: 8 - 0

MOTION PASSED

ITEM NO. 8**CPC-2016-3681-DA**

CEQA: ENV-2012-1962-EIR; SCH No. 2008101017
Plan Area: West Adams-Baldwin Hills-Leimert
Related Case: CPC-2015-4398-GPA-ZC-HD-ZAD-CU

Council Districts: 8—Harris-Dawson
10—Wesson
Last Day to Act: 06-08-17
Continued from: 04-20-17

PUBLIC HEARING - Completed December 21, 2016

PROJECT SITE: 3650 and 3691 West Martin Luther King Jr. Boulevard;
3901-4145 South Crenshaw Boulevard;
4020-4090 South Marlton Avenue;
3701-3791 West Santa Rosalia Drive;
3625-3649 West Stocker Street

The site is bordered by West 39th Street to the north, Crenshaw Boulevard to the east, Stocker Street to the south, and Santa Rosalia Drive and Marlton Avenue to the west; and bisected into two portions by Martin Luther King Jr. Boulevard

IN ATTENDANCE:

Christina Toy Lee, City Planner representing the Planning Department.

MOTION:

Commissioner Millman moved to continue the matter to the meeting of July 13, 2017. The motion was seconded by Commissioner Mack and the vote proceeded as follows:

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

Vote: 8 - 0

MOTION PASSED

Commissioner Millman left the meeting for a brief period of time.

ITEM NO. 9

CPC-2011-927-GPA-ZC-HD-SP-CUP-M2

CEQA: EIR SCH No. 2009011101

Plan Area: South Los Angeles

Related Case: CPC-2011-1171-DA

Council District: 9 – Price, Jr.

Last Day to Act: N/A

Continued from: 05-11-17

PUBLIC HEARING – Completed April 21, 2017

PROJECT SITE: 929 Jefferson Boulevard
University of Southern California Park Campus Specific Plan (Subarea 3)

Request from the Applicant to the City Planning Commission to continue the matter.

IN ATTENDANCE:

Alan Como, City Planning Associate representing City Planning; Ezra Gale, Representing Council District 11

MOTION:

Commissioner Ambroz moved to continue the matter to the meeting of July 13, 2017. The motion was seconded by Commissioner Katz and the vote proceeded as follows:

Moved: Ambroz

Seconded: Katz

Ayes: Choe, Mack, Mitchell, Padilla-Campos, Dake Wilson

Absent: Millman, Perlman

Vote: 7 - 0

MOTION PASSED

Item No. 12 was taken out of order at the request of the Council Office representative. Commissioner Millman re-joined the meeting. Commissioner Perlman recused himself from the item.

ITEM NO. 12

CPC-2012-2904-CU-PA1

CEQA: ENV-2015-3754-CE

Plan Area: Palms-Mar Vista- Del Rey

Council District: 11 – Bonin

Last Day to Act: 07-18-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5450-5456 South McConnell Avenue;
12791 West Jefferson Boulevard

IN ATTENDANCE:

Sheila Gershon, City Planning Associate, Debbie Lawrence, Senior City Planner; Mark Armbruster; David Moss, David Moss & Associates, Inc. representing the applicant Dean Felton, Green Dot Public Schools National.

MOTION:

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

A Plan Approval to an existing Conditional Use Permit, approved by City Council on appeal on November 5, 2013 (Council File No. 13-1199), for review of compliance with operational conditions of Animo Westside Charter Middle School, as required by Condition No. 43, and to review the effectiveness of the Traffic Management Program required by Condition No. 25, the carpool program, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations, student drop-off and pick-up, and other activities on the surrounding businesses. The Applicant requests some clarifications and modifications; however, no physical modifications or changes to traffic operations and enrollment are proposed, as well as no new construction and/or expansion are proposed.

1. **Determine** that based on the whole of the administrative record, the Project is categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15322 (ENV-2015-3754-CE), from the City of Los Angeles CEQA Guidelines, Article III, Section I, Class 1, Category 22, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Modify** Conditions No. A.20, A.21, A.22, A.25.c, A.34 and D.82 of case CPC-2012-2904-CU, to ensure the subject use, an existing public charter middle school located in an M2-1 Zone, does not adversely impact adjacent properties.
 - a. Condition A.20.a - b (Information Packets to Parents, Students, and Faculty): Supplement annual information packets with monthly packets reiterating strict adherence of rules regulating the school's traffic operations for student safety and consideration of neighbors; and implementation of a Code of Conduct acknowledging social responsibilities and proper practices;
 - b. Condition A.21.a - d (Traffic Monitors): Define traffic monitor's function and location on-site and in adjacent intersection to direct traffic operations during student drop-off/pick-up hours; and continue the use of two LADOT Traffic Control Officers in the public right-of-way to assist in these operations;
 - c. Condition A.22 (Traffic Monitor Training Program): Implement monthly training sessions for traffic monitors providing lesson on the school's Traffic Monitoring Report (TMR) and Traffic Reduction Plan (TRP), followed by a discussion to ensure complete understanding of the school's traffic operations, student safety obligations, importance of strict compliance with the TMP and TRP, and conditions of approval, and steps to correct impermissible traffic related occurrences;
 - d. Condition A.25.c (Carpool Incentive Program): Expand the program to include alternative modes of transportation, other than carpool, and remove the parent volunteer credit and incentive point system;
 - e. Condition A.34 (Identification and Traffic Directional Sign) Install identification and traffic signs to assist with the direction of traffic on-site and notify drivers of prohibitive turns;
 - f. Condition D.82 (Quarterly Neighborhood Meetings) Designate a school contact person to respond to all concerns, complaints, questions from neighbors to address them as they occur; and
 - g. Adopt the Findings.
3. **Delete** Condition 43, eliminating the Plan Approval requirement;

4. **Adopt** the attached Conditions of Approval as modified by the Commission; and
5. **Adopt** the attached Findings.

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

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

Vote: 8 – 0

MOTION PASSED

Commissioner Perlman re-joined the meeting.

ITEM NO. 10

CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR

CEQA: ENV-2016-1081-MND

Plan Area: Central City North

Council District: 14 – Jose Huizar

Last Day to Act: 06-08-17

PUBLIC HEARING – Completed April 19, 2017

PROJECT SITE: 929 East 2nd Street;
929 & 939 East 2nd Street

IN ATTENDANCE:

Courtney Shum, City Planning Associate, Jenna Monterrosa, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator for the Planning Department; Noel Hyun and Jerry Neuman, Liner LLP representing the applicant Paolo Carini, Art District E4, LLC.

MOTION:

Commissioner Choe put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval as stated on the record:

A change of use and addition to an existing, approximately 39,148 square-foot, two-story warehouse building with one subterranean level into a seven-story, approximately 131-foot high, 102,679 square-foot, mixed-use commercial development with a food market/restaurant, café, coffee bar, retail space, artist studios, and a private membership club providing space for offices, a screening room, retail, a gym, a pool, photo studios, events, and a restaurant/lounge dispersed throughout the ground floor, second, third, fifth, sixth, and seventh levels, resulting in an increase in floor area of 63,531 square feet. The total proposed Floor Area Ratio (FAR) is 3.47 to 1. The project is providing automated parking to accommodate 241 vehicles and 40 bicycles contained within the existing basement level and new fourth level.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, ENV-2016-1081-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. **Recommend** that the City Council and the Mayor **approve** a General Plan Amendment to amend the Central City North Community Plan to re-designate the subject property from Commercial Manufacturing to Regional Commercial;
 3. Recommend that the City Council approve a Zone Change and Height District Change from CM-1-RIO to (T)(Q)C2-2-RIO;
 4. **Approve** a Master Conditional Use Permit for the sale and dispensing of alcoholic beverages for three (3) uses, including:
 - a. the off-site and on-site sale and consumption of a full line of alcoholic beverages in connection with a food market/restaurant use;
 - b. the on-site sale and consumption of beer and wine in connection with a café use; and the on-site sale and consumption of a full line of alcoholic beverages in connection with a private club use;
 5. **Approve** a Zone Variance:
 - a. to provide a reduced aisle width and backup distance of 19 feet, 8 inches, with respect to the automobile parking drive aisle fronting the automated parking facility loading pallets in lieu of the requirements set forth in LAMC Section 12.21-A,5;
 - b. to provide a reduced turning radius in connection with the egress turn onto the alley in lieu of the requirements set forth in LAMC Section 12.21-A,5;
 - c. to permit a reduced end stall width increase of two (2) feet in lieu of the three (3) feet otherwise required under LAMC Section 12.21-A,5(b); and
 - d. to permit an automated bicycle valet for short-term and long-term bicycle parking in lieu of the location and siting requirements set forth in LAMC Section 12.21-A,16(e); and
 6. **Approve** a Site Plan Review for a development which creates, or results in an increase of 50,000 gross square feet or more of non-residential floor area;
 7. **Adopt** the Conditions of Approval as modified by the Commission; and
 8. **Adopt** the Findings.

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

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

Vote: 8 – 1

MOTION PASSED

ITEM NO. 11

CPC-2016-2263-VZC-HD-CUB-CU-ZAA-WDI-SPR

CEQA: ENV-2016-2264-MND

Plan Area: Hollywood

Council District: 13 – O’Farrell

Last Day to Act: 06-08-17

LIMITED PUBLIC HEARING

PROJECT SITE: 1715-1721 North Wilcox Avenue

IN ATTENDANCE:

Oliver Netburn, City Planning Associate, Heather Bleemers, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Michael Gonzales, Michael Gonzalez Group and William Roschen, Roschen & Van Cleef Architecture, representing the applicant Adolfo Suaya.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval as stated on the record:

Construction, use and maintenance of a seven-story, 88-foot, 6-inch (88'-6") tall, 133-room hotel with 3,580 square feet of restaurant uses at the ground floor and on the rooftop. The project includes 103 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

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-2016-2264-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. **Recommend** that the City Council **approve** a Vesting Zone and Height District Change from C4-2D-SN to (T)(Q)C2-2D-SN to remove the existing D Limitation and impose a new D Limitation permitting a maximum FAR of 3.06 to 1, in lieu of the otherwise permitted 2:1 FAR and a maximum building height of 88 feet, 6 inches (88'-6"), in lieu of the otherwise permitted 45 feet per the "D" Limitation;
3. **Approve** a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the hotel rooms (mini bars) and restaurant uses;
4. Approve a Conditional Use Permit to allow any use to be permitted in the R5 Zone when located outside of the Central City Community Plan Area;
5. Approve a Zoning Administrator's Adjustment to permit a zero-foot southerly side yard (above the ground floor) in lieu of the otherwise required 10 feet;
6. Approve a Waiver of Dedication and Improvements of the five-foot dedication requirement along the property's eastern frontage;
7. **Approve** a Site Plan Review for a development project which creates or results in an increase of 50 or more rooms;
8. **Adopt** the Conditions of Approval as modified by the Commission; and
9. **Adopt** the Findings;

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

Moved: Dake Wilson

Seconded: Ambroz

Ayes: Choe, Katz, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

Commissioner Dake Wilson recognized Nicholas Hendricks, Senior City Planner for an anticipated Angel Award.

ITEM NO. 13

CIVIC CENTER MASTER DEVELOPMENT PLAN AND FINANCIAL FEASIBILITY STUDY

IN ATTENDANCE:

Patricia Diefenderfer, Senior City Planner, Craig Weber, Principal City Planner representing the Planning Department.

MOTION:

Commissioner Ambroz moved to adopt the Civic Center Master Plan Draft Resolution.

1. **Advise**, pursuant to Charter Section 551, the City Council and relevant municipal departments on land use and planning-related considerations associated with the Civic Center Master Development Plan and Financial Feasibility Study in order to secure compliance with the General Plan, and **adopt** a resolution establishing the principles by which future planning-related activities in the Civic Center should be guided:
2. **Concur** and **recommend** that staff, consistent with the March 24, 2017 City Council Action, work with the Bureau of Engineering, and the offices of the City Administrative Officer (CAO) and the Chief Legislative Analyst (CLA) and other departments as appropriate to initiate a study to develop urban design guidelines for the Civic Center Master Plan area and associated future improvements; to coordinate on any proposed or resulting land use changes that would impact the General Plan within the study area; and to develop an accurate description of any individual projects intended to be included as part of the plan In order to facilitate the study of such projects as required under CEQA; and
3. **Concur** and **recommend** that staff to continue work on the update to the Downtown Community Plans and the development of new zoning regulations to implement the plans, including the establishment of new civic/public facilities zones that make consistent and streamline the procedures for reviewing projects on publicly owned land.

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

Moved: Ambroz

Seconded: Mack

Yes: Choe, Katz, Millman, Mitchell, Padilla-Campos, Perlman, Dake Wilson

Vote: 9 – 0

MOTION PASSED

President Ambroz stepped away from the meeting at approximately 1:02 p.m. and returned at approximately 1:10 p.m. In his absence, Commission Vice President Dake Wilson took over the duties of the Commission Chair for the remainder of the meeting. Commissioner Mack left the meeting.

ITEM NO. 1**DIRECTOR'S REPORT**

Deputy Director Kevin Keller gave an update on the Linkage Fee and the Sign Code. He stated that the PLUM Committee considered the Linkage Fee and requested the Planning Department to respond to questions and return to PLUM in August. He stated that the PLUM Committee recommended developing funding for two additional Building and Safety Inspectors to enforce off-site sign inspections. Mr. Keller said that the PLUM Committee asked the Chief Legislative Analyst to do a study to look into the amount of billboard revenue that could be generated for the City under different scenarios. Finally, the PLUM Committee instructed the Department of City Planning to work with the City Attorney to prepare a revised draft ordinance.

ITEM NO. 2**COMMISSION BUSINESS**

The approval of the Minutes for the meeting of May 11, 2017.

MOTION:

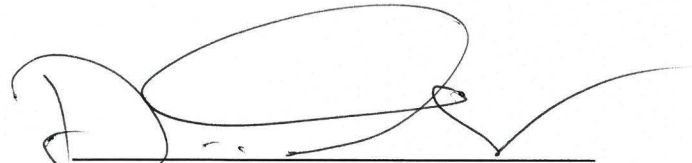
Commissioner Katz moved to adopt the Minutes of May 11, 2017. The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 8 - 0

MOTION PASSED

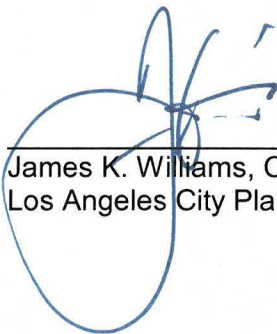
There being no further business to come before the City Planning Commission, the meeting adjourned at 1:15 p.m.



David Ambroz, President
Los Angeles City Planning Commission



Renee Dake Wilson, Vice President
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

JUL 13 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**