

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 10, 2017 after 8:30 a.m.
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 20 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible on-line at <http://planning.lacity.org>. **Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
- B. Legal actions and issues update
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Meeting Minutes – June 22, 2017

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

5. **RECONSIDERATIONS**

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **CONSENT CALENDAR (6a)**

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.

6a. **CPC-2017-1898-CU**

CEQA: ENV-2017-1899-CE

Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 8 – Harris - Dawson

Last Day to Act: 08-30-17

PUBLIC HEARING – Completed July 13, 2017

PROJECT SITE: 5107 South Arlington Avenue

PROPOSED PROJECT:

The addition of four 12-foot diameter, 16-foot 1-inch tall water treatment vessels at the existing 15,600-square-foot Arlington Well Site in the R1-1 Zone.

REQUESTED ACTIONS:

1. Pursuant to California Public Resources Code Section 21084, an Exemption from CEQA Section 1, Class 5 (Alterations in Land Use Limitations), Category 23 (Granting or renewal of Conditional Use), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Sections 12.24-L and M of the Los Angeles Municipal Code, a determination of Conditional Use status (12.24.U.17) to allow the addition of four (4) 12-foot diameter 16-foot 1-inch tall water treatment vessels at the existing Arlington Well site in the R1-1 Zone.

Applicant: Ian Crooks, California American Water
Representative: Teresa Valentine, Valentine Environmental Engineers

Staff: Alan Como, City Planning Associate
alan.como@lacity.org
(213) 473-9985

7. **SOLAR ENERGY INSTALLATION POLICY**

CEQA: N/A

Council Districts: All

Last Day to Act: N/A

Continued from 05-25-17

PUBLIC HEARING – Not Required

PROJECT SITE: Citywide

SUMMARY:

A report on the final recommendation of the interdepartmental solar working group regarding a Department of Building and Safety (DBS) amendment to the Building Code which would mandate solar photovoltaic (PV) systems be installed on new buildings and major additions.

RECOMMENDED ACTION:

1. Support the work of LADBS and the Department of Water and Power to amend the Los Angeles Municipal Code and require that solar photovoltaic (PV) systems be installed on all types of new buildings and major additions;

2. Endorse the State's Model Ordinance as a template for a proposed solar ordinance for the City, with applicability of the proposed ordinance extended to all types of new buildings and major additions;
3. Endorse the inclusion of all types of new buildings and major additions.

Staff: Mary Richardson, City Planner Associate
mary.richardson@lacity.org
 (213) 978-1478

8. **CPC-2017-536-GPA-VZC-CUB-CUX**

CEQA: ENV-2017-537-ND
 Plan Area: Central City North

Council District: 14 - Huizar
 Last Day to Act: 09-05-17

PUBLIC HEARING – Completed June 7, 2017

PROJECT SITE: 710 South Santa Fe Avenue; 2116 East 7TH Street (Fire House No. 17)

PROPOSED PROJECT:

Change of use from a vacant two-story, 8,800 square-foot fire house to a 10-room boutique hotel with accessory restaurant and retail uses.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), in consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-537-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment;
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Central City North Community Plan to change the site’s land use designation from Heavy Manufacturing to Regional Center Commercial, in conjunction with the rehabilitation of a vacant fire house into a 10-room hotel;
3. Pursuant to LAMC Section 12.32-Q, a Vesting Zone Change from M3-1-RIO to(Q)C2-1-RIO;
4. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the on-site sale and consumption of a full line of alcoholic beverages within the hotel rooms, hotel gathering areas, and restaurant; and off-site sales of beer and wine, in conjunction with the operation of an 810 square-foot retail store; and
5. Pursuant to LAMC Section 12.24-W,18, a Conditional Use Permit to allow live entertainment and public dancing, with amplified music, during special events.

Applicant: Dustin Lancaster, Firehouse Hotel, LLC
 Representative: Veronica Becerra, Rabuild Commercial Services

Staff: Heather Bleemers, City Planner
heather.bleemers@lacity.org
 (213) 978-0092

9. **VTT-74510-1A**

CEQA: ENV-2016-3313-MND
 Plan Area: Southeast Los Angeles
 Related Case: CPC-2016-3312-GPA-VZC-DB-SPR

Council District: 9 - Price
 Last Day to Act: 08-10-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 232-250 West 25th Street; 2504-2528 South Grand Avenue;
227-243 West Adams Boulevard

PROPOSED PROJECT:

The merger of five parcels and excess right-of-way along Grand Avenue into a single lot and three airspace lots.

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract for the merger of five parcels and excess right-of-way along Grand Avenue into a single lot and three airspace lots; and associated Mitigated Negative Declaration, No. ENV-2016-3313-MND ("Mitigated Negative Declaration), mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, as the environmental clearance for the project.

Applicant: Michael Schwartzman, CVGHB 228 West 25th Street, LLC
Representative: Alex Irvine, Irvine and Associates

Appellant: Creed LA

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

10. [CPC-2016-3312-GPA-VZC-DB-SPR](#)

CEQA: ENV-2016-3313-MND
Plan Area: Southeast Los Angeles
Related Case: VTT-74510-1A

Council District: 9 - Price
Last Day to Act: 08-10-17

PUBLIC HEARING – Completed May 17, 2017

PROJECT SITE: 232-250 West 25th Street; 2504-2528 South Grand Avenue;
227-243 West Adams Boulevard

PROPOSED PROJECT:

Demolition of existing structures and surface parking for the construction, use and maintenance of a seven story, 87-foot high, mixed-use building with five stories of residential uses above a two-story parking and commercial podium. The residential component includes approximately 278,384 square feet of floor area and up to 296 residential units. Of these units, 11 percent (25 units) of the base density of 221 units are reserved for restricted affordable units at the Very Low Income level. The commercial component consists of approximately 5,000 square-feet of retail/restaurant uses at the ground level. Approximately 341 parking spaces would be provided on the ground level and second level of the two-story podium.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-3313-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to amend the Southeast Los Angeles Community Plan to change the land use designation from Limited Manufacturing to Community Commercial; and to amend the Community Plan Map to exempt the Project from the provisions of Footnote 1;

3. Pursuant to City Charter Section 558 and Section 12.32-F, of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change to change the zone designation from M1-2 to C2-2;
4. Pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus with 11 percent (25 units) reserved for Very Low Income Households, in conjunction with the construction of a seven story, 87-foot high, mixed-use building with up to 296 residential units and 5,000 square feet of ground floor commercial uses; a Density Bonus Parking Incentive (pursuant to AB 744) to allow 0.5 parking space per bedroom and requesting one (1) incentive as follows:
 - a. Pursuant to LAMC Section 12.22.A.25(f)(1) the Applicant requests up to a 20% reduction in the interior side yard as required by LAMC Section 12.11.C.2., to permit 8 feet in lieu of 10 feet.
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates 50 or more dwelling units.

Applicant: Michael Schwartzman, CVGHB 228 West 25th Street, LLC
 Representative: Alex Irvine, Irvine and Associates

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
 (213) 978-1365

11. **VTT-74112-1A**

CEQA: ENV-2013-2994-MND

Plan Area: Central City North

Related Case: CPC-2013-2993-GPA-VZC-HD-DB-MCUP-SPR

Council District: 14 - Huizar

Last Day to Act: 09-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1525 East Industrial Street; 1549 East Industrial Street;
 656 – 660 South Alameda Street

PROPOSED PROJECT:

A Vesting Tentative Tract for the merger of two lots and resubdivision into one master ground lot and 13 airspace lots for a maximum 344 live-work units and 29,544 square feet of commercial space.

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract for a maximum of 14 lots (one master ground lot and 13 airspace lots) for a maximum 344 live-work units and 29,544 square feet of commercial space; and associated Mitigated Negative Declaration, No. ENV-2013-2994-MND ("Mitigated Negative Declaration), mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, as the environmental clearance for the project.

Applicant: Ben Brosseau, Camden USA, Inc.
 Representative: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLP

Staff: Michael Sin, City Planning Associate
michael.sin@lacity.org
 (213) 978-1345

12. [CPC-2013-2993-GPA-VZC-HD-DB-MCUP-SPR](#)
CEQA: ENV-2013-2994-MND; ENV-2017-1676-SCEA
Plan Area: Central City North
Related Case: VTT-74112-1A

Council District: 14 - Huizar
Last Day to Act: 09-01-17

PUBLIC HEARING – Completed September 16, 2016 and July 7, 2017

PROJECT SITE: 1525 East Industrial Street; 1549 East Industrial Street;
656 – 660 South Alameda Street

PROPOSED PROJECT:

Demolition of an existing industrial building, loading dock, and freight truck/trailer storage area, and the construction of a 336,304 square-foot mixed-use project on a 2.59 acre site with 344 live/work units, 7,458 square feet of leasing/amenity area, 24,774 square feet of creative office uses and resident production space, and 4,042 square feet of restaurant space. The proposed Project would have a maximum height of 85 feet and a total floor area of 336,304 square feet, resulting in a Floor Area Ratio (FAR) of 2.98:1. The Project would provide a total of 536 vehicle parking spaces and 394 bicycle parking spaces. The Applicant proposed to set aside 18 units as Restricted Affordable Units for Very Low Income.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-2994-MND (“Mitigated Negative Declaration”) and errata, and pursuant to Public Resources Code, Section 21155.2, the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-1676-SCEA, and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration and Sustainable Communities Environmental Assessment;
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Central City North Community Plan to re-designate the subject property from Heavy Manufacturing to Regional Commercial General Plan Land Use;
3. Pursuant to LAMC Section 12.32 Q, a Vesting Zone Change and Height District Change from M3-1-RIO to C2-2D-RIO, with a D limitation of a 3:1 Floor Area Ratio;
4. Pursuant to LAMC Section 12.22 A.25(g)(2), the Applicant proposes to set aside 18 units, or five (5) percent of the dwelling units as Restricted Affordable Units for Very Low Income and requests one (1) On-Menu Incentive:
 - a. A seven (7) percent reduction in the required, on-site residential open space.
5. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests one (1) Waiver of Development Standards:
 - a. A variable side yard setback for Building A of 0 to 10 feet, in lieu of 10 feet;
6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the onsite sale of a full line of alcoholic beverages for on-site consumption within three establishments; and
7. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development project that results in an increase of 344 residential live/work units.

Applicant: Ben Brosseau, Camden USA, Inc.
Representative: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLP

Staff: Jennifer Caira, City Planner
jennifer.caira@lacity.org
(213) 978-1165

13. [CPC-2009-1557-CPU-M2](#)
CEQA: ENV-2009-1558-EIR
Plan Area: San Pedro
Incidental Cases: CPC-2009-1557-CPU
CPC-2009-1557-CPU-M1

Council District: 15 - Buscaino
Last Day to Act: N/A

LIMITED PUBLIC HEARING

PROJECT SITE:

San Pedro Community Plan Area (CPA). The CPA is located adjacent to the Port of Los Angeles, the Pacific Ocean, and the City of Rancho Palos Verdes. It is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the City of Rancho Palos Verdes.

PROPOSED PROJECT:

Modifications to the proposed San Pedro Community Plan (Proposed Plan) initially acted on by the City Planning Commission on March 14, 2013 and again on October 13, 2016. The Proposed Plan revises and updates the current Community Plan (Policy Document) and General Plan Land Use Map since the last plan update in 1999. The modifications to the Proposed Plan include: further updates and clarifications to the Policy Document and the implementation programs of the Policy Document, including an assessment and a new program as required by Measure JJJ; updates to the proposed Community Plan Implementation Overlay (CPIO) District Ordinance; and clarification of the Western Avenue Corridor Street Enhancement relationship to the Proposed Project.

REQUESTED ACTIONS:

1. Consider and recommend to the City Council that the approved and recommended modifications do not constitute significant new information under CEQA Guidelines Section 15088.5 and certify and adopt the Environmental Impact Report ENV-2009-1558-EIR (State Clearinghouse No. 2008021004) in its determination approving the Recommended Plan, as modified;
2. Pursuant to procedures set forth in Section 11.5.6(F) of the Los Angeles Municipal Code and City Charter Section 555, amend the San Pedro Community Plan (Policy Document), as modified;
3. Pursuant to City Charter Sections 556 and 558, adopt modifications to the San Pedro Community Plan Implementation Overlay District (CPIO) Ordinance

Staff: Priya Mehendale, City Planner
priya.mehendale@lacity.org
(213) 978-1380

14. [REVOCAION OF AUTHORITY](#)

Discussion and action to revoke the Planning Director's delegated authority under Charter Section 559 to review and make recommendations on behalf of the City Planning Commission with respect to changes to **Case No. CPC-2015-4613-GPA-VZC-HD-BL-CUB-SPR, for the site located at 3525 West 8th Street / 765 South Serrano Avenue (Council File No. 14-0194-S1).**

The Commission may, at its discretion, revoke the Planning Director's authority to approve or disapprove changes to the Zone Change Ordinance (motion required).

Staff: Jane Choi, Senior City Planner
jane.choi@lacity.org
(213) 978-1379

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, August 24, 2017
Van Nuys City Hall
City Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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