

**LOS ANGELES CITY PLANNING COMMISSION  
OFFICIAL MINUTES  
THURSDAY, JUNE 22, 2017**

**Corrected Copy\***

CRENSHAW CHRISTIAN CENTER  
YOUTH ACTIVITY CENTER  
7901 SOUTH VERMONT AVENUE,  
LOS ANGELES, CALIFORNIA 90044

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 8:38 a.m. with Commission Vice President Renee Dake Wilson and Commissioners John Mack, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioners Caroline Choe, Richard Katz and Samantha Millman were absent from this meeting.

Also in attendance were Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and **Donna Wong, Deputy City Attorney (Kathy Phelan, DCA)\***. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

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**ITEM NO. 1**

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

Deputy City Attorney Donna Wong reported on litigation regarding oil regulations in Monterey County (Measure Z).

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**ITEM NO. 2**

**COMMISSION BUSINESS:**

Commissioner Mack moved to approve the Minutes for the meeting of May 25, 2017. The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 3****NEIGHBORHOOD COUNCIL PRESENTATION:**

There was a statement submitted by United Neighborhoods of the Historic Arlington Heights, West Adams and Jefferson Park Communities Neighborhood Council by member Laura Meyers for items 6 and 7.

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**ITEM NO. 4****PUBLIC COMMENT:**

No speakers requested to address the Commission.

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**ITEM NO. 5a****CPC-2016-1603-ZC-HD**

CEQA: ENV-2016-1604-MND  
Plan Area: Wilshire

Council District: 10 – Wesson  
Last Day to Act: 07-03-17

**PUBLIC HEARING** – Completed April 19, 2017

**PROJECT SITE:** 3063 West Pico Boulevard;  
3057-3067 ½ West Pico Boulevard;  
3062 West 12<sup>th</sup> Place

**IN ATTENDANCE:**

Courtney Shum, City Planning Associate representing the Planning Department; Heather Lee, Heather Lee Consulting representing the applicant Boaz Miodovsky, Decolage Ventures LLC.

**MOTION:**

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

The demolition of all existing structures and the construction, use, and maintenance of a mixed-use building containing 51 residential condominium units and approximately 3,350 square feet of commercial space. Along Pico Boulevard, the proposed structure will reach a maximum height of six stories and 78 feet, and includes a mezzanine level and two levels of subterranean parking. Along 12<sup>th</sup> Place, the proposed structure will reach a maximum height of four stories and 45 feet and includes one level of subterranean parking. A total of 115 parking spaces will be provided for the proposed development.

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-2016-1604-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. **Approve and recommend** that the City Council **adopt**, pursuant to Section 12.32-F of the Los Angeles Municipal Code (LAMC) and Charter Section 558, a Zone Change from C2-1 to (T)(Q)RAS4-1 for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard;
  3. **Approve and recommend** that the City Council **adopt**, pursuant to LAMC Section 12.32-F and Charter Section 558, a Height District Change a from R4-1VL to (T)(Q)R4-2D for the portion of the subject property located at 3062 West 12<sup>th</sup> Place;
  4. **Adopt** the Conditions of Approval; and
  5. **Adopt the Findings.**

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

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

**Vote: 6 – 0**

**MOTION PASSED**

*Items No. 6 and No. 7 were heard as one item, however separate actions were taken for each item.*

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**ITEM NO. 6**

**CPC-2008-1552-CPU**  
 CEQA: ENV-2008-1781-EIR  
 Plan Area: South Los Angeles

Council Districts: 1 – Cedillo; 8 – Harris-Dawson  
 9 – Price; 10 – Wesson  
 15 – Buscaino

**LIMITED PUBLIC HEARING**

**PROJECT SITE:**

South Los Angeles Community Plan Area (CPA). The South LA CPA is generally bounded by Venice and Pico Boulevards to the north; Arlington and Van Ness Avenues to the west; unincorporated Los Angeles County to the south; and the Southeast LA CPA to the east. The boundary between the South LA and Southeast LA CPAs is Figueroa Street and Broadway.

**IN ATTENDANCE:**

Jessica Alvarez, Planning Assistant, Marie Cobian, City Planning Associate, Reuben Caldwell, City Planner, Conni Pallini-Tipton, Senior City Planner and Craig Weber, Principal City Planner, representing the Planning Department; Lynell Washington, representing the Office of Councilmember Harris-Dawson; Paloma Perez, representing the Office of Councilmember Price and Nathan Holmes, representing the Office of Councilmember Buscaino.

**MOTION:**

Commissioner Mack put forth the actions below in conjunction with the adoption of the South Los Angeles Community Plan Update with revisions and modifications as stated on the record by the Commission:

1. **Recommend** that the Mayor **adopt** the Resolution approving the South Los Angeles Community Plan Update, as modified by the City Planning Commission. The South Los Angeles Community Plan Update includes text changes (Policy Document), and amendments to the General Plan Land Use Map inclusive of the plan map boundary, symbol, footnote, corresponding zone and land use nomenclature changes, amending the South Los Angeles Community Plan as part of the General Plan of the City of Los Angeles. The Plan Update includes requested amendments to the Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) to reclassify selected streets within the South Los Angeles Community Plan as shown on the Street Reclassification Matrix. The Plan Update also includes amendments to the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Proposed General Plan Framework Map.
2. **Recommend** that the City Council **adopt** the Resolution that does the following:
  - a. City Council **certifies**, based on its independent judgment, after consideration of the entire administrative record, the Environmental Impact Report ENV-2008-1781-EIR (State Clearinghouse No. 2008101098); adopts environmental findings, adopts a Statement of Overriding Consideration, and adopts the Mitigation Monitoring Program (MMP); and
  - b. **Approves** the South Los Angeles Community Plan Update, as described in item 1 above.
3. **Recommend** that the City Council adopt the Findings inclusive of a summary of the City Planning Commission action;
4. **Recommend** that the City Council adopt the zone and height district changes as identified in the Change Area Map; and
5. **Recommend** that the City Council adopt the South Los Angeles Community Plan Implementation Overlay (CPIO) District.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

**[CPC-2008-1553-CPU](#)**

Council Districts: 8 – Harris-Dawson; 9 – Price  
14 – Huizar; 15 – Buscaino

CEQA: ENV-2008-1780-EIR  
Plan Area: Southeast Los Angeles

**LIMITED PUBLIC HEARING**

**PROJECT SITE:**

Southeast Los Angeles Community Plan Area CPA. The Southeast LA CPA is generally bounded by the Santa Monica Freeway to the north; the City of Vernon, unincorporated Los Angeles County, and

the City of Southgate to the east; unincorporated Los Angeles County to the south; and the South Los Angeles CPA to the west. The boundary between the South LA and Southeast LA CPAs is Figueroa Street and Broadway.

**IN ATTENDANCE:**

Jessica Alvarez, Planning Assistant, Marie Cobian, City Planning Associate, Reuben Caldwell, City Planner, Conni Pallini-Tipton, Senior City Planner and Craig Weber, Principal City Planner, representing the Planning Department; Lynell Washington, representing the Office of Councilmember Harris-Dawson; Paloma Perez, representing the Office of Councilmember Price and Nathan Holmes, representing the Office of Councilmember Buscaino.

**MOTION:**

Commissioner Mack put forth the actions below in conjunction with the adoption of the Southeast Los Angeles Community Plan Update with revisions and modifications as stated on the record by the Commission:

1. **Recommend** that the Mayor **adopt** the Resolution approving the Southeast Los Angeles Community Plan Update, as modified by the City Planning Commission. The Southeast Los Angeles Community Plan Update includes text changes (Policy Document), and amendments to the General Plan Land Use Map inclusive of the plan map boundary, symbol, footnote, corresponding zone and land use nomenclature changes, amending the Southeast Los Angeles Community Plan as part of the General Plan of the City of Los Angeles. The Plan Update includes requested amendments to the Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) to reclassify selected streets within the Southeast Los Angeles Community Plan as shown on the Street Reclassification Matrix. The Plan Update also includes amendments to the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Proposed General Plan Framework Map;
2. **Recommend** that the City Council **adopt** the Resolution that does the following:
  - a. City Council **certifies**, based on its independent judgment, after consideration of the entire administrative record, the Environmental Impact Report ENV-2008-1780-EIR (State Clearinghouse No. 2008101097); adopts environmental findings, adopts a Statement of Overriding Consideration, and adopts the Mitigation Monitoring Program (MMP);
  - b. **Approves** the Southeast Los Angeles Community Plan Update, as described in item 1 above;
3. **Recommend** that the City Council adopt the Findings inclusive of a summary of the City Planning Commission action;
4. **Recommend** that the City Council adopt the zone and height district changes as identified in the Change Area Map; and
5. **Recommend** that the City Council adopt the Southeast Los Angeles Community Plan Implementation Overlay (CPIO) District.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 8**
**DIR-2017-298-DB-SPR-SPP-1A**

CEQA: ENV-2017-299-ND

Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 8 – Harris-Dawson

Last Day to Act: 07-01-17

**PUBLIC HEARING REQUIRED****PROJECT SITE:** 5414 – 5420 South Crenshaw Boulevard**IN ATTENDANCE:**

Iris Wan, City Planning Associate, Debbie Lawrence, Senior City Planner, representing the Planning Department; Nicole Smith, Horizon Development + Entitlement, Alise Bornstein, Architect, and Carolyn Patton Director of Real Estate representing the applicant, West Los Angeles Community Development Corp.; Larry Isom, Black Diamond Enterprises Health and Fitness; and Kar Lee Young, Crenshaw Yoga and Dance Studio, appellants,

**MOTION:**

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

The construction of a five-story, 56-foot tall residential Affordable Senior Housing building that contains approximately 50,777 square feet of residential floor area and 2,000 square feet of commercial floor area, with 70 dwelling units, and 41 parking spaces located at-grade in the C2-2D-SP Zone in the Crenshaw Corridor Specific Plan.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-299-ND, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **find** the Negative Declaration reflects the independent judgment and analysis of the City; and **adopt** Negative Declaration;
2. **Deny the appeals** and **sustain** the determination of the Planning Director' to approve the project;
3. **Adopt** the Planning Director's Conditions of Approval; and
4. **Adopted** the Planning Director's Findings.

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

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

**Vote: 6 – 0****MOTION PASSED**


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*Commissioner Mitchell left the meeting at approximately 3:00 p.m.*

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**ITEM NO. 9****[DIR-2016-2255-DB-1A](#)**CEQA: ENV-2016-2256-CE  
Plan Area: Harbor - GatewayCouncil District: 15 - Buscaino  
Last Day to Act: 06-22-17**PUBLIC HEARING REQUIRED****PROJECT SITE:** 16101 South Figueroa Street**IN ATTENDANCE:**

Alissa Gordon, City Planning Associate, Debbie Lawrence, Senior City Planner representing the Planning Department; Kate Bartolo, Kate Bartolo & Associates representing applicant, Elliot Lewis, LOGS Apartments, LP; Christian Paullin representing the Appellant, Capstan Holdings; and Nathan Holmes, representing the Office of Councilmember Buscaino..

**MOTION:**

Commissioner Ambroz 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:

The construction of a four-story, approximately 35,388 square-foot multi-family residential building, measuring 45-feet in height, with a total of 36 dwelling units and 76 automobile parking spaces on two levels of subterranean parking. The project will reserve 3 units for Very Low Income household occupancy for a period of 55 years, in exchange for the following requested two On-Menu Incentives: an allowance for a 1.82:1 Floor Area Ratio in lieu of the normally required 1.5:1 Floor Area Ratio and a 20% reduction of the rear yard setback to 12 feet and 9.5 inches in lieu of the required 16 feet.

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Section 21080 of the California Public Resources Code, and Article 19 and Section 15332 (Class 32 –Infill Development) of the State CEQA guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal in part and **sustain** in part, the Planning Director's determination to approve the project;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the Findings.

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

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

**Vote: 5 – 0****MOTION PASSED**

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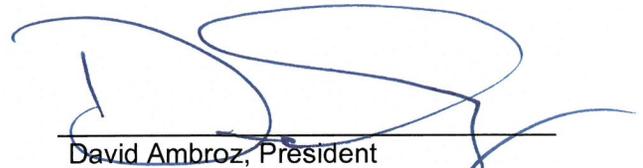
**ITEM NO. 1**

**DIRECTOR'S REPORT**

The Director of Planning did not have a report for the Commission.

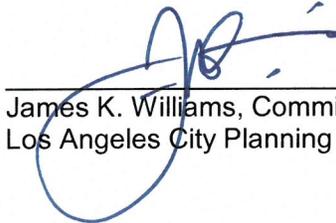
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There being no further business to come before the City Planning Commission, the meeting adjourned at 3:09 p.m.



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David Ambroz, President  
Los Angeles City Planning Commission



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

**ADOPTED**  
**CITY OF LOS ANGELES**  
**AUG 10 2017**  
**CITY PLANNING DEPARTMENT**  
**COMMISSION OFFICE**