

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 13, 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 8:34 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 Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer; 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

DIRECTOR'S REPORT

Director of City Planning, Vincent Bertoni introduced Deputy Director Lisa Webber who updated the Commission on Case No. CPC-2014-779-CU-SPR, a 74-unit project on Stocker Street which was continued to the July 13, 2017 City Planning Commission meeting but has been withdrawn.

Mr. Bertoni recognized Deputy Director Kevin Keller on his promotion to Executive Director.

Deputy City Attorney Amy Brothers had no report.

ITEM NO. 2

COMMISSION BUSINESS:

Commissioner Choe made moved to approve the Minutes for the Meeting of June 8, 2017. The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

Commissioner Katz joined the meeting at approximately 8:40 a.m.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no statements submitted by Certified Neighborhood Councils.

ITEM NO. 4

PUBLIC COMMENT:

Damien Goodman addressed the Commission.

ITEM NO. 5a

CPC-2016-2690-CU-SPP

CEQA: ENV-2016-2691-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian

Last Day to Act: 07-24-17

PUBLIC HEARING – Completed June 2, 2017

PROJECT SITE: 12500 - 12503 West Burbank Boulevard;
5551 – 5557 North Whitsett Avenue

IN ATTENDANCE:

Marianne King, City Planning Associate, Kevin Jones, Senior City Planner, representing the Planning Department; Peter Alias, Quality Mapping Service representing the applicant Rabbi Benjamin Lieberman, Yeshiva Ner Aryeh.

MOTION:

Commissioner Katz put forth the actions below in conjunction with the approval of the following project, including a technical modification as presented by staff:

Conversion of an existing 4,399 square-foot commercial building into a private, faith-based high school with up to 57 students and 11 staff. The project includes interior remodel and conversion of the existing mezzanine into a second story and an addition of approximately 750 square feet (to the second floor), for a total proposed 5,109 square feet. The school will operate Sunday through Friday (closed Saturday) with proposed hours of operation from 7:45 a.m. to varied closing hours of 12:30 p.m. (Friday), 1:45 p.m. (Sunday), 6:45 p.m. (Tuesday and Wednesday) and 8:15 p.m. (Monday and Thursday). A total of 10 parking spaces will be provided.

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. **Approve** a Conditional Use, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-

- U,24, for a private high school in the [Q]C2-1VL Zone, with a maximum of 57 students and 6 faculty/staff on-site at one time;
3. **Approve** a Project Permit Compliance with the Valley Village Specific Plan, pursuant to LAMC Section 11.5.7 and Section 9 of the Valley Village Specific Plan;
 4. **Adopte** the Conditions of Approval; and
 5. **Adopt** the findings.

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

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

Vote: 9 – 0

MOTION PASSED

Items No. 6 and No. 7 were heard concurrently.

ITEM NO. 6

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

CEQA: ENV-2012-1962-EIR, SCH No. 2008101017
Plan Area: West Adams-Baldwin Hills-Leimert

Council Districts: 8 – Harris-Dawson
10 – Wesson

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

IN ATTENDANCE:

Christina Toy-Lee, City Planner, Luci Ibarra, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Marcos Velayos, Park & Velayos representing the applicant, Capri Urban Baldwin, LLC, Capri Urban Crenshaw, LLC; Jordan Beroukim, representing the Office of Councilmember Wesson.

MOTION:

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

Redevelopment of the existing Baldwin Hills Crenshaw Plaza, resulting in a mixed-use retail, commercial, office, hotel, and residential project totaling approximately 3,072,956 square feet of floor area. The existing enclosed mall structure and cinema will be maintained and 77,933 square feet of the existing free-standing structures will be demolished. The project will result in a total net floor area of approximately 2,056,215 square feet consisting of: 331,838 square feet of retail/restaurant uses, 143,377 square feet of office uses, 346,500 square feet of hotel uses providing up to 400 hotel rooms, and 1,234,500 square feet of residential uses within 961 residential units (551 condominiums and 410 apartments). The project includes a total of 6,829 parking spaces and 885 bicycle spaces.

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 Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR and Errata, SCH No. 2008101017, certified on January 18, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. **Dismiss** without Prejudice the General Plan Amendment request to the West Adams-Baldwin Hills-Leimert to modify Footnote 1 to allow Height District 2 in the Regional Commercial land use designation;
3. **Approve** and **recommend** that the City Council **adopt** a Zone Change and Height District Change from C2-2D and [T][Q]C2-2D to [T][Q]C2-2D, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC):
 - a. **Revise** the "D" Limitation as established by Ordinance No. 165,481 to allow a Floor Area Ratio up to 3:1 across the entire site, in lieu of the "D" Limitation of a 3:1 FAR of each lot and a 1.5:1 FAR total across the entire site;
 - b. **Revise** the "Q" Condition as established by Ordinance No. 162,020 to allow two parking spaces per 1,000 square feet for the commercial and office use, in lieu of the "Q" Condition requiring three parking spaces per 1,000 square feet.
4. **Dismiss** without Prejudice a Conditional Use to allow floor area ratio averaging for a unified development;
5. **Approve** a Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction, pursuant to LAMC Section 12.24-Y, for the commercial use located within 1,500 feet of a transit facility;
6. **Approve** a Zoning Administrator's Determination, pursuant to LAMC Section 12-24-X,20, to allow shared parking for commercial uses;
7. **Adopt** the Conditions of Approval as modified by the Commission; and
8. **Adopt** the Findings.

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

Moved: Ambroz

Seconded: Mack

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 7

[CPC-2016-3681-DA](#)

CEQA: ENV-2012-1962-EIR, SCH No. 2008101017
Plan Area: West Adams-Baldwin Hills-Leimert

Council Districts: 8 – Harris-Dawson
10 – Wesson

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

IN ATTENDANCE:

Christina Toy-Lee, City Planner, Luci Ibarra, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Marcos Velayos, Park & Velayos representing the applicant Capri Urban Baldwin, LLC, Capri Urban Crenshaw, LLC; Jordan Beroukim, representing the Office of Councilmember Wesson.

The Commission recessed at 10:25 a.m. after all the public testimony was presented to the Commission. The meeting was reconvened at 10:42 a.m. with all Commissioners present.

MOTION:

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

Development Agreement for the provision of community benefits with a combined value of \$4 million within Council District 8 and Council District 10, in exchange for a proposed term of 20 years.

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 Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR and Errata, SCH No. 2008101017, certified on January 18, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. **Approve** pursuant to California Code Sections 65864-68869.5, a Development Agreement with the City of Los Angeles, as modified by the Commission; and
3. **Adopt** and **recommend** that the City Council adopt the Findings.

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

Moved: Ambroz

Seconded: Mack

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

Vote: 9 – 0

MOTION PASSED

Commissioner Katz and Commissioner Mack left the meeting at 12:20 p.m.

ITEM NO. 8

[DIR-2016-4160-DB-1A](#)

CEQA: ENV-2016-4161-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11- Bonin

Last Day to Act: 07-15-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 11620 West Chenault Street

IN ATTENDANCE:

Kenton Trinh, City Planning Associate, Griselda Gonzalez, City Planner, Debbie Lawrence, Senior City Planner representing the Planning Department; William Kiekhofer, representing the applicant/appellant, The Chenault, Inc; and the appellant Judith Mages.

MOTION:

Commissioner Ambroz moved to continue the Item to a date uncertain. The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

President Ambroz took Item No. 13 out of order. Commissioner Katz re-joined the meeting.

ITEM NO. 13

[CPC-2017-2022-CA](#)

CEQA: ENV-2017-2023-ND

Plan Area: Citywide

Council Districts: All

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

IN ATTENDANCE:

Matthew Glesne, City Planner, Claire Bowin, Senior City Planner representing the Planning Department; Chris Robertson, representing the Office of Councilmember O'Farrell.

MOTION:

Commissioner Padilla-Campos put forth the actions below in conjunction with the approval of the following project:

Ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code to clarify existing regulations and align affordability requirements across the range of zoning entitlements that allow for increased density or floor area ratio beyond what is allowed by zoning. The ordinance will ensure the creation of affordable housing through certain conditional use permits and public benefit projects.

1. **Find** that adoption of this ordinance, based on the whole of the administrative record, is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15378(b)(4) and 15061(b)(3) and directed staff to file the Notice of Exemption with the County Clerk's office; and, pursuant to CEQA Guidelines Section 15074(b), recommended adoption of

ENV-2017-2023-ND and find based on the whole of the administrative record, that the Negative Declaration reflects the independent judgment and analysis of the decision-maker, and that there is no substantial evidence that the project will have a significant effect on the environment;

2. **Adopt** the staff report as the Commission report on the subject;
3. **Approve** and **recommend** that the City Council **adopt** the proposed ordinance subject to review by the City Attorney as to form and legality; and
4. **Adopt** and **recommend** that the City Council **adopt** the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

Commissioner Choe left the meeting.

ITEM NO. 9

CPC-2014-4901-DB

CEQA: ENV- 2014-4902-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 07-23-17

PUBLIC HEARING – Completed January 23, 2017

PROJECT SITE: 1749 North Las Palmas Avenue;
6710 West Yucca Street

IN ATTENDANCE:

Mindy Nguyen, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Medhi Bolour, Denley Investment and Management, the applicant; Chris Robertson, representing the Office of Councilmember O'Farrell.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the disapproval of the following project. Commissioner Padilla-Campos seconded the motion

Demolition of an existing two-story, 15-unit apartment building and the construction, use and maintenance of a seven-story mixed-use development containing 70 residential units and 3,117 square feet of ground floor retail, measuring 71-feet in height.

Commissioner Ambroz tabled the motions and recessed the meeting for approximately five minutes. The meeting reconvened at approximately 2:00 p.m.

1. **Deny** the density bonus request for the project; and
2. **Adopt** the Findings as revised on the record by the Commission for the denial of the density bonus request.

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 10

Commissioner Mitchell left the meeting.

CPC-2015-3028-DB

CEQA: ENV-2015-3029-CE

Plan Area: Westlake

Council District: 13 – O'Farrell

Last Day to Act: 07-13-17

PUBLIC HEARING – Completed March 29, 2017

PROJECT SITE: 252 North Hoover Street

IN ATTENDANCE:

Azeen Khanmalek, City Planning Associate, Blake Lamb, Senior City Planner, Shana Bonstin, Principal City Planner, representing the Planning Department; Matthew Hayden and Carl Smith representing the applicant Stanley Treitel, Brick Investment, LLC.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record by the Commission, including a technical modification by staff:

Construction of a 5-story multi-family residential building with 30 residential units, with three (3) of the units reserved as restricted affordable for Very Low Income household. Thirty parking spaces and 33 bicycle parking spaces will be provided on-site.

1. **Determine** based on the whole of the administrative record, that 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** the following two (2) On-Menu Incentives, pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), requested by the applicant for a project reserving three (3) units or 11 % of the 26 base dwelling units for Very Low Income household occupancy for a period of 55 years:
 - a. A 20% reduction of the southerly side yard setback, for a side yard of 6-feet 4-inches in lieu of the 8-feet otherwise required;
 - b. A 20% reduction of the rear yard setback, for a rear yard of 13-feet 8-inches in lieu of the 15-feet otherwise required;
 3. **Approve** the following one (1) Waiver of Development Standards, pursuant to LAMC Section 12.22 A.25(g)(3), requested by the applicant for a project reserving three (3) units or 11 % of the 26 base dwelling units for Very Low Income household occupancy for a period of 55 years: to allow a maximum Floor Area Ratio (FAR) of 2.425:1 in lieu of a 1.5:1 FAR otherwise permitted for a commercial-zoned lot in Height District 1;
 4. **Adopt** the Conditions of Approval as modified by the Commission including a technical modification by staff; and
 5. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 11

DIR-2016-304-DB-SPR-1AB

CEQA: ENV- 2016-2229-MND

Plan Area: Palms-Vista Del Rey

Council District: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING – Completed January 23, 2017

PROJECT SITE: 12440 -12492 Venice Boulevard

On June 7, 2017, pursuant to City Charter Section 245, the Los Angeles City Council adopted its Planning and Land Use Management Committee's recommendation to veto the April 20, 2017 action of the City Planning Commission related to the above-referenced case and remand it back to the Commission. The Commission reconsidered the appeals.

IN ATTENDANCE:

Connie Chauv, City Planning Associate, Debbie Lawrence, Senior City Planner representing the Planning Department; Pamela Day, Crimson EHOF, applicant;

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project, including modifications as stated on the record by the Commission:

Construction of a Density Bonus and Site Plan Review project involving a 6-story with a mezzanine level, mixed-use development totaling 62,652 square feet. The project includes 77 dwelling units, 2,100 square feet of retail space, and 8,075 square feet of open space. The project will reserve 11 percent, or 7 dwelling units, of the 58 total base dwelling units permitted for Very Low Income households. The project will utilize Assembly Bill 744 (California Government Code Section 65915 (p)(2)) to allow for the provision of reduced parking at 46 residential parking spaces.

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-2016-2229-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. **Deny** the appeals and **sustain** the decision of the Director of Planning for Density Bonus Compliance Review utilizing one On-Menu Density Bonus Affordable Housing Incentives for Floor Area Ratio pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 for a project totaling 77 dwelling units, reserving at least 11 percent, or 7 dwelling units of the 57 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years. The project will utilize Assembly Bill 744 (California Government Code Section 65915 (p)(2)) to allow for the provision of 46 residential parking spaces;
3. **Deny** the appeals and **sustain** the decision of the Director of Planning for Site Plan Review pursuant to LAMC Section 16.05 for the construction of a six-story with a mezzanine level, mixed-use development, with 2,100 square feet of retail space, and 77 residential units, including one grade level of parking and one subterranean parking level;
4. **Approve** the technical corrections for the project base density pursuant to Assembly Bill 2501 (California Government Code Section 65915 (f)(5)) for a project with 58 base dwelling units permitted and total of 77 dwelling units proposed, reserving at least 11 percent, or 7 dwelling units of the 58 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years;
5. **Approve** the technical corrections for floor area for a total floor area of 62,652 square feet and Floor Area Ratio of 3:1, reflecting the 60,552 square feet of residential uses and 2,100 square feet of commercial uses;
6. **Adopt** the modified Conditions of Approval; and
7. **Adopt** amended Findings.

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

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

Vote: 5 – 1

MOTION PASSED

Commission President Ambroz left the meeting. Commission Vice President Dake Wilson chaired the remainder of the meeting.

ITEM NO. 12

[DIR-2016-3999-DB-1A](#)

CEQA: ENV-2016-4000-CE

Plan Area: Palms – Mar Vista Del Rey

Council District: 11 - Bonin

Last Day to Act: 07-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 11830-11836 West Courtleigh Drive

IN ATTENDANCE:

Connie Chauv, City Planning Associate, Debbie Lawrence, Senior City Planner representing the Planning Department; Robert Green, CL Lofts, LLC, applicant; Brenton Barker and Olga Vlassnova, appellants.

MOTION:

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

The construction of a 5-story, 56-foot tall building totaling 29 dwelling units. The project will reserve three (3) dwelling units of the total for Very Low Income household occupancy for a period of 55 years.

1. **Determine** that based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15332 (Class 32 – Infill Development), 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 appeals and **sustain** the determination of the Director of Planning to approve two On-Menu Density Bonus Affordable Housing Incentives to allow the construction of twenty nine (29) residential dwelling units reserving three (3) units for Very Low Income households;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

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

Moved: Katz

Seconded: Millman

Ayes: Padilla-Campos, Perlman, Dake Wilson

Absent: Ambroz, Choe, Mack, Mitchell

Vote: 5 – 0

MOTION PASSED

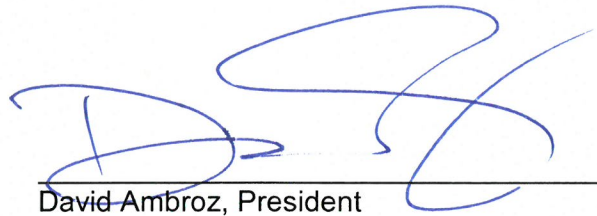
There being no further business to come before the City Planning Commission, the meeting adjourned at 3:33 p.m.

David Ambroz, President
Los Angeles City Planning Commission

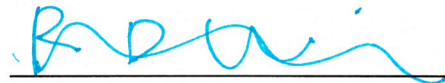
Renee Dake Wilson, Vice President
Los Angeles City Planning Commission

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

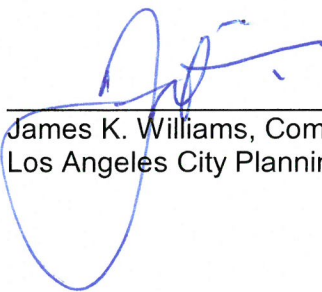
There being no further business to come before the City Planning Commission, the meeting adjourned at 3:33 p.m.



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

AUG 24 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**