

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 14, 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 8:45 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Vahid Khorsand, John Mack, Samantha Millman and Marc Mitchell in attendance.

Commissioners Caroline Choe, Veronica Padilla-Campos and Dana Perlman were absent.

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

Commissioner Ambroz moved the Director's Report in Item No. 1 to the end of the meeting.

ITEM NO. 1

Deputy City Attorney, Amy Brothers had no report.

ITEM NO. 2

COMMISSION BUSINESS:

MINUTES OF MEETING

Approval of the Minutes for the Meeting of August 10, 2017 and August 24, 2017.

Commissioner Millman moved to approve the Minutes of August 10, 2017. The action was seconded by Commissioner Mack and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Commissioner Millman moved to approve the Minutes of August 24, 2017. The action was seconded by Commissioner Mack and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

The Downtown Los Angeles Neighborhood Council submitted two documents regarding Item Nos. 7 and 8.

ITEM NO. 4

PUBLIC COMMENT:

No speakers addressed the Commission.

ITEM NO. 5a

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 6

CONSENT CALENDAR

No Items.

Commissioner Ambroz took Item Nos. 9 and 10 out of order. He announced these items would be heard concurrently as they are related to the same project.

ITEM NO. 9**VTT-74444-1A**

CEQA: ENV-2016-3685-MND

Plan Area: Central City

Related Case: CPC-2016-3683-GPA-VZC-HD-SPR

Council District: 14 – Huizar

Last Day to Act: 09-20-17

PUBLIC HEARING HELD**PROJECT SITE:** 212-230 East 7th Street; 701-739 South Maple Avenue**IN ATTENDANCE:**

Courtney Shum, City Planner, Jenna Monterrosa, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Alex Irvine, Irvine & Associates, Inc. and Ryan Leaderman, Liner, LLC representing the applicant; Steve Diaz and Pete White, Los Angeles Community Action Network representing the appellants including Alice Callahan, Las Familias del Pueblo.

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:

Merger and re-subdivision of the site and excess right-of-way along Maple Avenue into a single ground lot and twelve air space lots for the construction of a 33-story, 370-foot in height mixed-use building with 28 stories of residential uses above a five-story parking and commercial podium with one level of subterranean parking.

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-2016-3685-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 appeal, and **sustain** the Deputy Advisory Agency’s determination to approve the Vesting Tentative Tract;
3. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 10**CPC-2016-3683-GPA-VZC-HD-SPR**

CEQA: ENV-2016-3685-MND

Plan Area: Central City

Related Case: VTT-74444-1A

Council District: 14 – Huizar

Last Day to Act: 10-02-17

PUBLIC HEARING – Completed July 19, 2017**PROJECT SITE:** 212-230 East 7th Street; 701-739 South Maple Avenue**IN ATTENDANCE:**

Courtney Shum, City Planner, Jenna Monterrosa, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Chief Zoning Administrator representing the Planning Department; Alex Irvine, Irvine & Associates, Inc. and Ryan Leaderman, Liner, LLC representing the applicant

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:

Removal of a surface parking lot and the new construction, use, and maintenance of a 33-story, 370-foot high, 437,886 square-foot, mixed-use building with one level of subterranean parking. The total proposed Floor Area Ratio (FAR) is 5.97 to 1. The project is comprised of a 28-story tower containing residential uses above a five-story parking and commercial podium. The residential component includes approximately 424,283 square feet of floor area and up to 452 residential dwelling units, including 19 joint live-work units and 11 percent of the total dwelling units set aside for Very Low Income households. The commercial component consists of approximately 13,603 square feet of floor area at the ground level. A total of 534 parking spaces will be provided within the basement level and first five levels above grade.

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-2016-3685-MND, adopted on September 14, 2017 (under Case No. VTT-74444-1A); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Approve** and **recommend** that the City Council and the Mayor **approve**, 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 Community Plan to:
 - a. Re-designate the subject property from Light Industrial to Community Commercial; and
 - b. Remove Footnote No. 2 from the subject property to allow Height District No. 2 on the site in lieu of the underlying Height District No. 2D;
3. **Approve** and **recommend** that the City Council **approve**, pursuant to City Charter Section 558, LAMC Section 12.32-F, and LAMC Section 12.32-Q a Vesting Zone Change and Height District Change from M2-2D to (T)(Q)C2-2;
4. **Approve** pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units;
5. **Adopt** the Conditions of Approval as modified by the Commission; and
6. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

President Ambroz recessed the meeting at 10:21 a.m. and reconvened at 10:36 a.m. with Commissioners Dake Wilson, Khorsand, Mack, Millman and Mitchell present.

President Ambroz took Item Nos. 11 and 12 out of order and announced that they would be heard concurrently as they relate to the same project, however separate actions would be taken.

ITEM NO. 11

[VTT-74581-CN-1A](#)

CEQA: ENV-2016-3656-MND

Plan Area: Central City North

Related Case: CPC-2016-3655-GPA-ZC-HD-CUB-SPR

Council District: 14 – Huizar

Last Day to Act: 09-29-17

PUBLIC HEARING HELD

PROJECT SITE: 400 South Alameda Street; 400-416 South Alameda Street;
407-417 South Seaton Street

IN ATTENDANCE:

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr. Acting Chief Zoning Administrator, representing the Planning Department; Alfred Fraijo, Sheppard, Mullin and Evan Raabe, Creative Space representing the applicant Tyler Stonebreaker, Habita Arts District, LLC; Law Offices of Gideon Kracov representing the appellant Natalie Schuman.

MOTION:

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

The conversion of an existing 44,600 square foot manufacturing warehouse into a 66-guest room boutique hotel, including an approximately 3,800 square foot restaurant, approximately 840 square feet of specialty retail, and an approximately 890 square foot screening room. The hotel will also include a rooftop pool deck with bar/lounge.

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-2016-3656-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;

4. **Deny** the appeal, and **sustain** the Deputy Advisory Agency's determination to approve the Vesting Tentative Tract;
5. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 12

CPC-2016-3655-GPA-ZC-HD-CUB-SPR

CEQA: ENV-2016-3656-MND

Plan Area: Central City North

Related Case: VTT-74581-CN-1A

Council District: 14 – Huizar

Last Day to Act: 08-29-17

LIMITED PUBLIC HEARING HELD

PROJECT SITE: 400 South Alameda Street; 400-416 South Alameda Street;
407-417 South Seaton Street

IN ATTENDANCE:

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr. representing the Planning Department; Alfred Fraijo, Sheppard, Mullin and Evan Raabe, Creative Space representing the applicant Tyler Stonebreaker, Habita Arts District, LLC

MOTION:

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

Conversion of an existing 44,600 square foot manufacturing warehouse into a 66-guest room boutique hotel, including an approximately 3,800 square foot restaurant, approximately 840 square feet of specialty retail, and an approximately 890 square foot screening room. The hotel will also include a rooftop pool deck with bar/lounge.

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-2016-3685-MND, adopted on September 14, 2017 (under Case No. VTT-74581-CN-1A); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR,

- negative declaration, or addendum is required for approval of the project;
2. **Approve** and **recommend** that the City Council and the Mayor **approve**, pursuant to City Charter Section 555 and 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 Community Commercial;
 3. **Approve** and **recommend** that the City Council adopt, pursuant to City Charter Section 558 and LAMC Section 12.32-F, a Zone Change from M3-1-RIO to (T)(Q)C2-2;
 4. **Approve** a Conditional Use, pursuant to LAMC Section 12.24-W.1, to permit the sale and dispensing of alcoholic beverages for on-site consumption for the following locations:
 - a. An approximately 3,800 square foot ground floor restaurant and bar;
 - b. Ground floor lounge area;
 - c. A rooftop bar with outdoor seating and lounge area
 - d. Controlled-access liquor cabinets ("mini bars") located inside guest rooms;
 5. **Approve** a Zoning Administrator's Adjustment, pursuant to LAMC Section 12.28-A, to permit a zero-foot side yard in lieu of the required 7 feet required by LAMC Section 12.11-C,3;
 6. **Approve**, pursuant to LAMC Section 16.05, the Site Plan Review, for the construction of 50 or more guestrooms;
 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: Dake Wilson
 Seconded: Mack
 Ayes: Ambroz, Khorsand, Millman, Mitchell
 Absent: Choe, Padilla-Campos, Perlman

Vote: 6 – 0

MOTION PASSED

ITEM NO. 13

CPC-2017-2260-CA

CEQA: ENV-2017-2261-ND; ENV-2017-3361-SE
 Plan Areas: All

Council Districts: All
 Last Day to Act: N/A

PUBLIC HEARING – Completed June 29, 2017

PROJECT SITE: Citywide

IN ATTENDANCE:

Niall Huffman, City Planning Associate, Phyllis Nathanson, Senior City Planner and Tom Rothmann, Principal City Planner representing the Planning Department.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction the following:

An amendment to the Los Angeles Municipal Code establishing location restrictions for commercial cannabis activity consistent with Measure M adopted by Los Angeles City voters on March 7, 2017.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the

- administrative record, including Negative Declaration No. ENV-2017-2261-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. **Determine** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis that the project will adopt ordinances, rules and/or regulations, that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City of Los Angeles;
 3. **Recommend** that the City Council **adopt** the proposed Ordinance as modified by the Commission;
 4. **Adopt** the staff report as the Commission's report on the subject;
 5. **Adopt** the Findings; and
 6. **Direct** staff to prepare a letter to the Cannabis Commission which outlines the concerns of the City Planning Commission as stated on the record; and
 7. **Request** that staff do the following:
 - a. That the City Planning Commission review the Ordinance in four years and annually thereafter; and
 - b. That any substantial changes made by the Planning and Land Use Management Committee be brought back to the City Planning Commission for review.

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

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

Vote: 6 – 0

MOTION PASSED

President Ambroz recessed the meeting for lunch at 12:10 p.m. and reconvened at 12:45 p.m. with Commissioners Dake Wilson, Khorsand, Mack, Millman and Mitchell present. He announced that related Item Nos. 7 and 8 would be heard concurrently, however that separate actions would be taken for each.

ITEM NO. 7

[CPC-2015-1158-SN-TDR-MCUP-CUX-SPR](#)

CEQA: ENV-2015-1159-EIR, SCH No. 2016021013

Related Case: CPC-2015-1160-DA

Council District: 14 – Huizar

Last Day to Act: 09-14-17

PUBLIC HEARING –Completed May 24, 2017

PROJECT SITE: 1020 South Figueroa Street; 716-730 West Olympic Boulevard;
 1016-1060 South Figueroa Street; 607-613 West 11th Street;
 1041-1061 South Flower Street

IN ATTENDANCE:

Christina Toy Lee, City Planner, Luciralia Ibarra, Senior City Planner and Charles Rausch Jr. Acting Chief Zoning Administrator, representing the Planning Department; Sheri Bonstelle, Jeffer-Mangels, George Chang and Olivier Simeral, Gensler representing the applicant, Jia Yuan USA Co., Inc.

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:

Demolition of the existing Luxe City Center Hotel and surrounding surface parking lots and the construction of a mixed-use project consisting of 936,712 square feet and a maximum height of 540 feet. The project will include a total of 300 hotel rooms, 435 residential units, and 58,959 square feet of commercial uses within two towers (Residential Tower and Hotel Tower) and a podium structure. The project will be built in two phases. Phase 1 will include construction of the new hotel with its podium, commercial uses, and terraces. Phase 2 will start after the completion of Phase 1 and will include the demolition of the existing hotel and the construction of the residential tower, retail uses, and podium terraces.

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 1020 S. Figueroa Street EIR No. ENV-2015-1159- EIR and Erratas, SCH No. 2016021013, certified on August 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** and **Recommend** that the City Council **approve**, pursuant to Section 12.32-S of the Los Angeles Municipal Code (LAMC), the establishment of a Supplemental Use District to permit the Figueroa and Olympic South Sign District with the following modifications:
 - a. The maximum sign luminous intensity shall be 5,000 candelas during the day and 300 candelas at nighttime;
 - b. The hours of digital sign operation shall be from 7:00 a.m. to midnight;
 - c. Remove the "In-Lieu Fee" and require the take down ratio for digital signage be 10:1 and for static signage at 5:1;
 - d. Incorporate the language related to sign enforcement by the Department of Building and Safety, regarding violations and administrative civil penalties, approved by the Commission on October 22, 2015, under Case No. CPC-2015-3059-CA;and
 - e. There shall be no digital signage on Flower Street.
3. **Continue** the final approval of the requested **TFAR Transfer Plan** and Public Benefit Payment until after the Agency Board acts on said request;
4. **Approve**, pursuant to LAMC 12.24-W, 1, a **Master Conditional Use** to permit the sales of a full line of alcoholic beverages within the following:
 - a. On-site sales, dispensing, and consumption for 25 portable units within the hotel,
 - b. On-site sales, dispensing, and consumption for the mini-bars within each hotel room,
 - c. On-site sales, dispensing, and consumption for five restaurants/bars within the hotel,
 - d. On-site sales, dispensing, and consumption for 15 restaurants/bars within the commercial area;
 - e. Off-site sales for 3 retail establishments within the project site;
5. **Approve**, pursuant to 12.24-W, 18, a **Master Conditional Use** to permit public dancing and live entertainment within 20 establishments;
6. **Approve**, pursuant to LAMC Section 16.05, a **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area;
7. **Adopt** the Conditions of Approval as modified by the Commission including changes to the proposed Sign Ordinance; and

8. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Commissioner Ambroz moved to reconsider Item No. 7. The motions was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

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:

Demolition of the existing Luxe City Center Hotel and surrounding surface parking lots and the construction of a mixed-use project consisting of 936,712 square feet and a maximum height of 540 feet. The project will include a total of 300 hotel rooms, 435 residential units, and 58,959 square feet of commercial uses within two towers (Residential Tower and Hotel Tower) and a podium structure. The project will be built in two phases. Phase 1 will include construction of the new hotel with its podium, commercial uses, and terraces. Phase 2 will start after the completion of Phase 1 and will include the demolition of the existing hotel and the construction of the residential tower, retail uses, and podium terraces.

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 1020 S. Figueroa Street EIR No. ENV-2015-1159- EIR and Erratas, SCH No. 2016021013, certified on August 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** and **Recommend** that the City Council **approve**, pursuant to Section 12.32-S of the Los Angeles Municipal Code (LAMC), the establishment of a Supplemental Use District to permit the Figueroa and Olympic South Sign District with the following modifications:
 - a. The maximum sign luminous intensity shall be 5,000 candelas during the day and 300 candelas at nighttime;
 - b. The hours of digital sign operation shall be from 7:00 a.m. to midnight;
 - c. Remove the "In-Lieu Fee" and require the take down ratio for digital signage be 10:1 and for static signage at 5:1;

- d. Incorporate the language related to sign enforcement by the Department of Building and Safety, regarding violations and administrative civil penalties, approved by the Commission on October 22, 2015, under Case No. CPC- 2015-3059-CA; and
- e. There shall be no digital signage on Flower Street.
- 3. **Modify** the *TFAR Payment to include 100 percent funding to the Public Benefit Trust Fund* and **continue** the final approval of the requested **TFAR Transfer Plan** and Public Benefit Payment until after the Agency Board acts on said request;
- 4. **Approve**, pursuant to LAMC 12.24-W, 1, a **Master Conditional Use** to permit the sales of a full line of alcoholic beverages within the following:
 - a. On-site sales, dispensing, and consumption for 25 portable units within the hotel,
 - b. On-site sales, dispensing, and consumption for the mini-bars within each hotel room,
 - c. On-site sales, dispensing, and consumption for five restaurants/bars within the hotel,
 - d. On-site sales, dispensing, and consumption for 15 restaurants/bars within the commercial area;
 - e. Off-site sales for 3 retail establishments within the project site;
- 5. **Approve**, pursuant to 12.24-W, 18, a **Master Conditional Use** to permit public dancing and live entertainment within 20 establishments;
- 6. **Approve**, pursuant to LAMC Section 16.05, a **Site Plan Review** for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area;
- 7. **Adopt** the Conditions of Approval as modified by the Commission including changes to the proposed Sign Ordinance; and
- 8. **Adopt** the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

[CPC-2015-1160-DA](#)

CEQA: ENV-2015-1159-EIR, SCH No. 2016021013

Plan Area: Central City

Related Cases: CPC-2015-1158-SN-TDR-MCUP-CUX-SPR

Council District: 14 – Huizar

Last Day to Act: 09-14-17

PUBLIC HEARING – Completed May 24, 2017

PROJECT SITE: 1020 South Figueroa Street; 716-730 West Olympic Boulevard;
 1016-1060 South Figueroa Street; 607-613 West 11th Street;
 1041-1061 South Flower Street

IN ATTENDANCE:

Christina Toy Lee, City Planner, Luciralia Ibarra, Senior City Planner and Charles Rausch Jr. Chief Zoning Administrator representing the Planning Department; Sheri Bonstelle, Jeffer-Mangels, George Chang and Olivier Simeral, Gensler representing the applicant Jia Yuan USA Co., Inc.

MOTION:

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

A Development Agreement for an extended term of the entitlements in exchange for the provision of public benefits.

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 1020 S. Figueroa Street Project EIR No. ENV-2015-1159-EIR, SCH No. 2016021013, certified on August 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** and **recommend** that the City Council **Adopt** the Development Agreement, pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations as Exhibit 'A', for a combined public benefit value of \$1,131,692 and a term of approximately 10 years;
3. **Approve** and **Recommend** that the City Council **Adopt** an ordinance, subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement;
4. **Adopt** the Findings.

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

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

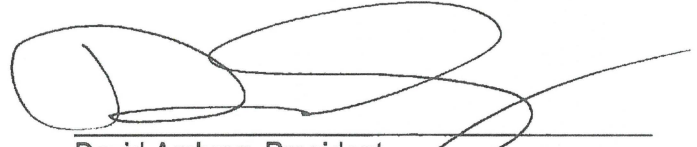
Vote: 6 – 0

MOTION PASSED

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

Claire Bowin, Senior Planner gave an update on the Transit Oriented Communities Program.

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:56 p.m.



David Ambroz, President
Los Angeles City Planning Commission

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

ADOPTED
CITY OF LOS ANGELES

OCT 26 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**