

**LOS ANGELES CITY PLANNING COMMISSION  
OFFICIAL MINUTES  
THURSDAY, FEBRUARY 8, 2018**

LOS ANGELES CITY COUNCIL CHAMBERS  
200 NORTH SPRING STREET ROOM 340  
LOS ANGELES, CALIFORNIA 90012

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President David Ambroz called the regular meeting to order at 8:35 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Caroline Choe, Vahid Khorsand, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioners John Mack was absent.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Jason Wong, Senior Administrative Clerk, Rafael Vega, Administrative Clerk and Rocky Wiles, Commission Office Manager.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Planning Director Vince Bertoni gave an update on the Home Sharing ordinance stating that the Planning and Land Use Management Committee (PLUM) requires a report back on the number of days that home sharing can be reduced.
- Legal actions and issues update: Deputy City Attorney, Amy Brothers had no report.
- Advance Calendar: There were no changes to the advanced calendar.
- Commission Requests: There were no requests.
- Minutes of Meeting:  
Commissioner Choe moved to approve the Minutes of January 25, 2018. The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 2****NEIGHBORHOOD COUNCIL PRESENTATION:**

There was one presentation by a Certified Neighborhood Council representative submitted to the Commission.

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**ITEM NO. 3****GENERAL PUBLIC COMMENT:**

Doug Haynes addressed the Commission about illegal demolitions (in Historically Preserved areas) that still result in clearances for the projects after-the-fact.

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**ITEM NO. 4****RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5****CONSENT CALENDAR**

There were no consent items.

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Commissioner Ambroz called Item No. 7 out of the agenda order.

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**ITEM NO. 7****[CPC-2017-1014-CU-ZAA-ZAD-SPR](#)**

CEQA: ENV-2017-1015-MND

Plan Area: Harbor Gateway

Council District: 15 – Buscaino

Last Day to Act: 02-08-18

**PUBLIC HEARING** – Completed December 20, 2017

**PROJECT SITE:** 15116-15216 South Vermont Avenue;

747-761 West Redondo Beach Boulevard

**IN ATTENDANCE:**

Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator, representing the Planning Department; Armen Ross, The Ross Group representing the applicant, Scott Walker and Damon Austin, Prologis, LP; Nathan Holmes representing the Office of Councilmember Buscaino.

**MOTION:**

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

Construction, use and maintenance of a one-story (with a 25,000 square-foot mezzanine), 54-foot tall, 341,402 square-foot warehouse/manufacturing/high-cube warehouse/distribution center with a total of 233 automobile parking spaces and 32 bicycle parking spaces. The project also includes 36 dock high truck loading positions and parking for up to 71 trailers.

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-2017-1015-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, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.14, a Conditional Use Permit for a development which creates 250,000 square feet or more of warehouse floor area;
3. Approve, pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit to allow:
  - a. Less than 50% glazing;
  - b. 24-hour operation in lieu of the otherwise permitted 7 a.m. to 11 p.m.;
4. Approve, pursuant to LAMC. Section 12.28 A, a Zoning Administrator's Adjustment from LAMC Section 12.21.1 A to allow a maximum building height of 54 feet in lieu of the otherwise permitted 45 feet;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50,000 square feet of non-residential floor area;
6. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated February 7, 2018 ; and
7. Adopt the Findings.

The action was seconded by Commissioner Perlman who introduced further amendments to the motion. Commissioner Dake Wilson agreed to the amendments and the vote proceeded as follows:

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

**Vote: 6 – 2**

**MOTION PASSED**

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Commission President Ambroz stepped away from the meeting during Item No. 6. Commission Vice President Duke Wilson chaired the meeting during his absence.

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**ITEM NO. 6**

**CPC-2016-3841-ZV-CU-CUB-SPR**  
CEQA: ENV-2015-3167-MND-REC1  
Plan Area: Hollywood  
Related Case: DIR-2015-3166-SPR

Council District: 13 – O'Farrell  
Last Day to Act: 02-08-18

**PUBLIC HEARING** – Completed December 5, 2017

**PROJECT SITE:** 1400 North Cahuenga Boulevard;  
1414 North Cahuenga Boulevard;  
6407, 6413 De Longpre Avenue;  
1403, 1405, 1408, 1413 Ivar Avenue

**IN ATTENDANCE:**

JoJo Pewsawang, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Dana Sayles, ThreeSixty representing the applicant 1400 Cahuenga JV, LLC; Oxford Hollywood, LLC.; Benjamin Thompson, Police Officer representing Los Angeles Police Department; and Craig Bullock representing the Office of Councilmember O'Farrell.

**MOTION:**

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

Construction, use, and maintenance of an eight-story (seven-story plus mezzanine), approximately 94-foot in height, 74,362 square-foot, 220 room boutique hotel ("The Godfrey"). The hotel will include a 2,723 square-foot ground floor restaurant, a third floor courtyard, and rooftop lounge with 1,440 square feet of floor area with a total of 476 seats (133 on the ground floor, 66 in the courtyard, and 277 seats on the rooftop). The project will include 104 on-site automobile parking spaces within three levels of subterranean parking and 94 bicycle parking 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 Mitigated Negative Declaration, No. ENV-2015-3167-MND adopted on June 16, 2016; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated November 9, 2017, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Approve a Conditional Use to permit an increase in FAR beyond the currently permitted 3:1 as established by the "D" Limitation under Ordinance No. 165,661, up to a maximum FAR of 3.69:1;
3. Approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a proposed hotel with in-room control access cabinets, on-site restaurants and bars;
4. Approve a Zone Variance to permit rooftop dining above the ground floor in the C4 Zone;

5. Approve a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms.
6. Adopt the Conditions of Approval, including Staff's Technical Modifications dated February 7, 2018; and
7. Adopt the Findings.

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

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

**Vote: 6 – 1**

## **MOTION PASSED**

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Commissioner Dake Wilson called a 5 minute recess at approximately 11:29 a.m. The meeting reconvened at 11:35 a.m. with Commissioners Ambroz, Choe, Khorsand, Millman, Mitchell, Padilla-Campos, Perlman and Dake Wilson in attendance.

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## **ITEM NO. 8**

**CPC-2016-4962-VZC-HD-MCUP-ZV-SPR**

CEQA: ENV-2016-4963-CE

Plan Area: Central City

Council District: 14 – Huizar

Last Day to Act: 03-27-18

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 755 South Los Angeles Street;  
751 – 761 South Los Angeles Street

**IN ATTENDANCE:**

Michael Sin, City Planning Associate, May Sirinopwongsagon, City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Bill Christopher, Urban Concepts, Ryan Leaderman, DLA Piper, Peter Rindelaub, architect, representing 755 South Los Angeles Street, LLC.

Commissioner Padilla-Campos left the meeting temporarily and was not present during the vote.

**MOTION:**

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

Improvements to an existing 79,793 square-foot light manufacturing building with a 15,879 square-foot basement currently used for storage. The improvements would include a change of use from clothing manufacturing, retail, accessory office, and storage uses to office, food hall/restaurant, and storage uses; and a 9,541 square-foot rooftop restaurant addition, resulting in a net floor area

increase of 6,856 square feet and a total floor area of 86,649 square feet. The Project Site has a lot area of approximately 18,024 square feet, and the Project would have a Floor Area Ratio (FAR) of approximately 4.9:1. The floor area will be distributed as follows: 59,292 square feet of general and/or creative office space on floors two through five; and nine restaurants totaling 27,357 square feet, including an eight-tenant food hall with outdoor dining on the ground floor/mezzanine and basement, and one rooftop restaurant with outdoor dining. Four automobile parking spaces would be provided off-site, and 12 bicycle parking spaces would be provided on-site (four short-term and eight long-term).

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Classes 1 and 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend that the City Council adopt a Vesting Zone and Height District Change from M2-2D to (T)M2-2D to amend the Development "D" Limitation to permit a 4.9:1 FAR in lieu of the existing D Limitation of a 3:1 FAR;
3. Approve a Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption, in conjunction with nine restaurants totaling 27,357 square feet and 1,152 seats, and a 20 percent reduction in the number of required parking spaces;
4. Approve a Variance from LAMC Section 12.26 E.5 to provide automobile parking spaces off-site within 750 feet by lease in lieu of recorded covenant;
5. Approve a Site Plan Review for a change of use that results in an increase of 1,000 or more average daily trips;
6. Adopt the Conditions of Approval as modified by the Commission; and
7. Adopt the Findings.

The action was seconded by Commissioner Khorsand. Commissioner Dake Wilson offered an amendment to the motion to modify Conditions of Approval and the vote proceeded as follows:

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

**Vote: 6 – 1**

## **MOTION PASSED**

President Ambroz announced that Items 9 and 10 would be heard together, however that separate motions would be made on each item

## **ITEM NO. 9**

[VTT-74169-1A](#)

CEQA: ENV-2016-1955-MND

Plan Area: Hollywood

Related Case: CPC-2016-1954-CU-MCUP-DB-SPR-SPP

Council District: 13 – O'Farrell

Last Day to Act: 02-08-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 1860, 1868 North Western Avenue; 5440, 5446, 5448 West Franklin Avenue

**IN ATTENDANCE:**

Monique Acosta, City Planning Assistant, Mindy Nguyen, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Aaron Green, Afriat representing Damon Porter, Western & Franklin, LLC (Dynamic Development); Rob Glushon, Attorney, representing the following appellants: Ronald Ostrow; William and Rebecca Beech; Christina Khanjian; Gary Khanjian; Nuel Tate; Karen De La Carriere; Jeffrey Augustine; Drew Murphy (Franklin & Western Improvement Association); Nyla Arslanian; Mark Mauceri; George Abrahams and Alexandra Kondrake; and Craig Bullock representing the Office of Councilmember O'Farrell.

The Commission recessed for lunch at approximately 12:20 p.m. President Ambroz reconvened the meeting at 12:54 p.m. with Commissioners Dake Wilson, Khorsand, Millman, Mitchell, Padilla-Campos, Perlman and in attendance. Commissioner Choe left the meeting.

**MOTION:**

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

Demolition of a gas station, a one-story single-family residence and a one-story duplex and the construction of a 97,334-square-foot, 60-foot, five-story mixed use project that includes 87 residential units and approximately 6,000 square feet of ground floor commercial. Of the 87 units, 20 percent or 11 units will be set aside as Restricted Affordable Units for Very Low Income Households. The project provides a total of 112 parking spaces located on the ground level and in one subterranean parking level. The project is located in the C4-1D and R3-1 Zones within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

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-2016-1955-MND ("Mitigated Negative Declaration"), Errata 1 dated March 23, 2017, Errata 2 dated January 16, 2018, 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 Deputy Advisory Agency's determination to approve the Vesting Tentative Tract;
3. Adopt the Conditions of Approval as modified by the Commission including Staff's Technical Modification dated February 7, 2018; and
4. Adopt the Findings of the Deputy Advisory Agency.

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

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

**Vote :**            **7 – 0**

**MOTION PASSED**

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**ITEM NO. 10**

**CPC-2016-1954-CU-MCUP-DB-SPP-SPR**

CEQA: ENV-2016-1955-MND

Plan Area: Hollywood

Related Case: VTT-74169-1A

Council District: 13 – O’Farrell

Last Day to Act: 02-28-18

**PUBLIC HEARING** - Completed March 23, 2017

**PROJECT SITE:**        1860, 1868 North Western Avenue;  
                                 5440, 5446, 5448 West Franklin Avenue

**IN ATTENDANCE:**

Monique Acosta, City Planning Assistant, Mindy Nguyen, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Aaron Green, Afriat representing Damon Porter, Western & Franklin, LLC (Dynamic Development); and Craig Bullock representing the Office of Councilmember O’Farrell.

**MOTION:**

Commissioner Perlman 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:

Proposed Project involves the demolition of a gas station, a one-story single-family residence and a one-story duplex; and the construction of a 97,334 square-foot, five-story mixed use project that includes 87 residential units and approximately 6,000 square feet of commercial ground floor area, measuring 60 feet in height. Of the 87 units, 20 percent or 11 units will be set aside as Restricted Affordable Units for Very Low Income Households. The project provides a total of 112 parking spaces located on the ground level and in one subterranean parking level. The project is located in the C4-1D and R3-1 Zones within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

1. Found, 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- ENV-2015-1955-MND, Errata 1 dated March 23, 2017, Errata 2 dated January 16, 2018; 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 a Conditional Use to increase the density greater than the maximum permitted in LAMC Section 12.22 A.25, to 57.5 percent over the entire Project Site in order to permit 87 dwelling units, in lieu of 55 dwelling units;
3. Approve the following two (2) on-menu incentives:
  - a. A 2.78:1 Floor Area Ratio (FAR) over the entire Project Site, in lieu of the permitted 1:1 FAR in the C4-1D zoned portion of Subarea A and the 2:1 FAR for a Mixed-Use Project in Subarea B;



- b. Averaging floor area ratio, density, parking, open space, and permitting vehicular access within the C4-1D and R3-1 Zones and Subareas A and B;
  4. Approve the following Off-Menu Incentive:
    - a. To permit an increase in transitional height over the entire Project Site:
      - i. From Section 7.D of the Vermont/Western SNAP Specific Plan to permit an increase in height of 16 feet, 2 inches, thereby allowing 60 feet in transitional height, in lieu of 15 feet above the shortest adjacent building or 43 feet ten inches in Subarea A;
      - ii. From Section 8.C of the Vermont/Western SNAP Specific Plan for an increase in height of 35 feet, thereby allowing 60 feet in transitional height, in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A; and to permit an increase in height of 27 feet, thereby allowing 60 feet in transitional height, in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A;
5. Approve the following three (3) Off-Menu Waivers of development standards:
  - a. From Section 8.B.1 of the Vermont/Western SNAP Specific Plan to permit a building height of 60 feet, in lieu of the maximum permitted building height of 50 feet for a Mixed-Use Project in Subarea B;
  - b. From Section 7.A of the Vermont/Western SNAP Specific Plan to allow seven (7) lots having a combined lot area of 38,568 square feet to be tied together to form a single building site, in lieu of a maximum of two lots having a combined lot area of 15,000 square feet to be tied together to form a single building site for residentially zoned properties in Subarea A;
  - c. From Section 7.B of the Vermont/Western SNAP Specific Plan to allow seven (7) lots having a combined lot area of 38,568 square feet to be tied together to form a single building site, in lieu of a maximum of two lots having a combined lot area of 10,000 square feet to be tied together to form a single building site for commercially zoned properties in Subarea A;
6. Approve a Project Permit Compliance Review with the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan;
7. Approve a Site Plan Review for a project which creates, or results in a total of 87 dwelling units;
8. Approve a Master Conditional Use to allow the sale and/or dispensing of a full-line of alcoholic beverages for on-site and off-site consumption for a maximum of three (3) commercial establishments within 6,000 square feet of commercial floor area;
9. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical modification dated February 7, 2018; and
10. Adopt the Findings.

The action was seconded by Commissioner Ambroz. Commissioner Dake Wilson offered a friendly amendment to the motion. Commissioners Perlman and Ambroz accepted the amendment and the vote proceeded as follows:

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

**Vote : 7 – 0**

**MOTION PASSED**

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**ITEM NO. 11****CPC-2014-4942-ZC-HD-DB-SPR-WDI**

CEQA: ENV-2014-4943-MND

18

Plan Area: Wilshire

Council District: 1 - Cedillo

Last Day to Act: 02-08-

Continued from: 12-14-17

**PUBLIC HEARING** – Completed July 24, 2017

**PROJECT SITE:** 2501 – 2515 West Olympic Boulevard;  
980 – 992 South Arapahoe Street;  
981 South Hoover Street

Staff corrected on the record that the request for a Waiver of Street Dedication (WDI) was withdrawn by the applicant and is no longer before the Commission.

**IN ATTENDANCE:**

Mindy Nguyen, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; James Santa Maria, SM Group; Thomas Michali, M2A Architects representing Shahin Simon Newman, NY Properties, LLC.

**MOTION:**

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project with modification to the Conditions of Approval as stated on the record:

Construction of a new seven-story, mixed-use development consisting of 173 residential units and 34,065 square feet of commercial uses with a total of 262 on-site vehicle parking spaces (201 spaces for residential uses, 61 spaces for commercial uses) located within one ground floor parking level and two subterranean parking levels, on a Project Site that consists of nine (9) contiguous lots totaling 51,949 square feet in size, and is currently vacant. The building will measure approximately 90 feet in height and contain approximately 183,190 square feet of floor area. As part of this application, the Department of City Planning has initiated a Zone Change and Height District Change from C2-2 to (T)(Q)C2-1 as a technical correction to a recorded mapping error which will create consistency between the Zone designation and the General Plan Land Use designation for the C2 zoned lots.

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-2014-4943-MND ("Mitigated Negative Declaration"), Errata dated November 17, 2017 and December 4, 2017, 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 a Zone Change and Height District Change from C2-2 to (T)(Q)C2-1;
3. Approve a 33 percent Density Bonus for a project reserving 15 percent of the base dwelling units, or 20 units, for Very Low Income Households, in conjunction with Parking Option 1 and the following three (3) on-menu incentives:

- a. An averaging of floor area, density, open space and parking over the Project Site, and to permit vehicular access from a less restrictive zone to a more restrictive zone;
  - b. 17 percent reduction in the required depth of the front yard setback along Arapahoe Street, for a 12-foot, 6-inch setback in lieu of the otherwise required 15-foot setback; and
  - c. 20 percent maximum reduction in the required width of the northerly side yard, for an 8-foot setback in lieu of the otherwise required 10-foot setback.
4. Approve an Off-Menu Waiver for a 3.9:1 Floor Area Ratio (FAR) for the entire Project Site, in lieu of the otherwise maximum permitted 3:1 FAR for the R4-1 Zone and 1.5:1 FAR for the proposed C2-1 Zone;
5. Approve a Site Plan Review for a development project that results in an increase of 50 or more residential units;
6. Adopt the Conditions of Approval as modified by the Commission; and
7. Adopt the Findings.

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

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

**Vote : 7 – 0**

## **MOTION PASSED**

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Commissioner Khorsand left the meeting during Item No. 12 and through the staff presentation of Item No. 13 and was unable to participate in the vote.

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## **ITEM NO. 12**

**CPC-2014-2906-TDR-SPR**  
CEQA: ENV-2014-2907-MND  
Plan Area: Central City  
Related Case: VTT-69839-CN

Council District: 14 – Huizar  
Last Day to Act: 2-8-18  
Continued from 12-14-17

Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to February 22, 2018. (Motion required)

**PUBLIC HEARING** – Completed January 26, 2017

**PROJECT SITE:** 601 South Main Street;  
601 – 641 South Main Street;  
108 – 114 West 6th Street

**IN ATTENDANCE:**

May Sirinopwongsagon, City Planner and Blake Lamb, Principal City Planner representing the Department; Kate Bartolo, Bartolo & Associates representing the applicant, Barry Shy, Sixth and Main, LLC.

**MOTION:**

Commissioner Millman moved to extend the time to act and continue the matter to the February 22, 2018 City Planning Commission meeting. The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

**Vote : 6 – 0**

**MOTION PASSED**

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**ITEM NO. 13**

**CPC-2017-4556-ZC**

CEQA: ENV-2016-2111-ND-REC1

Plan Area: Wilshire

Council District: 4 – Ryu

Last Day to Act: N/A

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

**PROJECT SITE:**

The area consists of the Brookside and Sycamore Square neighborhoods within Council District 4 as shown in the proposed Ordinance Maps. The Brookside area is generally bound by Wilshire Boulevard, Highland Avenue, Olympic Boulevard, and Muirfield Road. The Sycamore Square neighborhood generally consists of properties along Citrus Avenue and Orange Drive in between Wilshire Boulevard and Olympic Boulevard.

**IN ATTENDANCE:**

Giselle Corella, City Planning Associate and Christine Saponara, Senior City Planner representing the Planning Department; Julia Duncan representing the Office of Councilmember Ryu.

**MOTION:**

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

As follow-up to Interim Control Ordinance number 184,381, the proposed Zone Change Ordinances will provide more specialized development regulations for single-family dwelling units within the project boundaries identified in the attached proposal utilizing the new “R1 One-Family Variation Zones.” The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

1. Find, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2016-2111-ND; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum Negative Declaration No. ENV-2016-2111-ND-REC-1 dated January 2018, no major revisions are required to the Negative Declaration; and

- no subsequent EIR or Negative Declaration is required for approval of the project;
2. Approve and recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change Ordinance changing those parcels lying within the proposed Brookside Ordinance Map from R1-1 to R1R3-RG and R1V3-RG;
  3. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32 F a Zone Change Ordinance changing those parcels lying within the proposed Sycamore Square Ordinance Map from R1-1 to R1V3-RG;
  4. Adopt the staff report as the Commission's report on the subject; and
  5. Adopt the Findings.

The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

**Vote : 6 – 0**

#### **MOTION PASSED**

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Commissioner Khorsand rejoined the meeting.

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#### **ITEM NO. 14**

##### **CPC-2017-2533-ZC**

CEQA: ENV-2017-2534-ND

ENV-2018-224-CE

Plan Area: Wilshire

Council District: 4 – Ryu

Last Day to Act: N/A

**PUBLIC HEARING** – Completed December 11, 2017

##### **PROJECT SITE:**

Seventeen lots zoned [Q]C2-1 and located on South Sycamore Avenue between 4th Street to the north and 6th Street to the south, and located on South Sycamore Avenue, South Orange Drive, and South Citrus Avenue between 6th Street to the north and Carling Way to the south. Lots 37, 279, 280, 283, 284, 361, 362, 337, 338, 339, 340, 341, 342, 343, 344, 345, and 346 in Tract No. 5049, Map Book 54-52, County of Los Angeles.

##### **IN ATTENDANCE:**

Emily Gable, City Planning Assistant and Christine Saponara, Senior City Planner representing the Planning Department; Julia Duncan representing the Office of Councilmember Ryu.

##### **MOTION:**

Commissioner Ambroz moved to extend the time to act on the case and continue the matter to a date uncertain.

Mass Variation Zone and Rear Detached Garage Supplemental Use District, or surface parking areas. The proposed ordinance implements context-sensitive zoning meant to preserve neighborhood character and does not, by itself, propose or authorize any development.)

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


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

**Vote: 7 – 0**

**MOTION PASSED**

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There being no further business before the Commission, the meeting adjourned at 3:26 p.m.

  
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David H. Ambroz, President  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**FEB 22 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**

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