

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 22, 2018**

VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS CALIFORNIA 91401

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 Vice President Renee Dake Wilson called the regular meeting to order at 8:38 a.m. with Commissioners Caroline Choe, Vahid Khorsand, Samantha Millman and Dana Perlman in attendance.

Commissioners David Ambroz, John Mack and Veronica Padilla-Campos were 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, Cecilia Lamas, Senior Administrative Assistant and Rocky Wiles, Commission Office Manager.

Commissioner Marc Mitchell arrived at 8:40 am.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Planning Director Vince Bertoni introduced Phyllis Nathanson, Senior City Planner for an update on Cannabis Regulations. She spoke about the cannabis sales permit process.
- Legal actions and issues update: Deputy City Attorney, Donna Wong had no report.
- Advance Calendar: There were no changes to the advanced calendar.
- Commission Requests: There were no requests by any Commissioner.
- Minutes of Meeting:
Commissioner Perlman moved to approve the Minutes of February 8, 2018. The action was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

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

There were two letters submitted by Downtown Los Angeles Neighborhood Council representative Patty Berman regarding Item Nos. 6 and 7.

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

No speakers requested to address the Commission.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsideration.

ITEM NO. 5**CONSENT CALENDAR**

There were no consent items.

ITEM NO. 6**[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: 02-22-18
Continued from: 12-14-17; 02-08-18

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 Shana Bonstin, Principal City Planner representing the Planning Department; Kate Bartolo and David Takacs, architect, representing the applicant Barry Shy, Sixth and Main, 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. The Commission **did not** adopt Staff's Technical Modification dated February 22, 2018:

Demolition of an existing surface parking lot, and the construction of a new 38-story, 390-foot, 3-inch tall, mixed-use, high-rise development consisting of 452 residential condominium units and 15 commercial condominium units with 21,514 square feet of commercial space. The project would provide 860 parking spaces within one subterranean level, and six above-grade parking levels.

1. Find, pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-2907-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Continue the Transfer of Floor Area Rights (TFAR) until a date uncertain, until the Agency Board acts on the requested TFAR and Public Benefits Payment, in order for the Commission to consider the requested TFAR Transfer Plan, Public Benefit Payment, and associated Findings;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in 50 or more residential units;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

[CPC-2014-2590-TDR-SPR](#)

CEQA: ENV-2014-2591-MND

Plan Area: Central City

Related Case: VTT-72343-CN

Council District: 14 – Huizar

Last Day to Act: 02-22-18

PUBLIC HEARING – Completed April 27, 2017 and December 21, 2017

PROJECT SITE: 920 South Hill Street; 916 – 930 South Hill Street

IN ATTENDANCE:

May Sirinopwongsagon, City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Kate Bartolo, representing the applicant; Joe Bednar, Agoura Oaks, LLC.

MOTION:

Commissioner Millman put forth the actions below in conjunction with the approval of the following project, including the proposed Transfer Plan allocation as proposed by the applicant outlined in Staff's Communication dated February 22, 2018:

Demolition of an existing surface parking lot, and the construction of a new 32-story, 346-foot, four-inch tall mixed-use, high-rise development consisting of 239 residential condominium units and four commercial condominium units with 5,671 square-feet of commercial space. The project would provide 295 parking spaces within in one subterranean level, and six above-grade parking levels.

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-2014-2591-MND, adopted on December 21, 2017; 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 adopt, pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 122,979 square feet to the Project Site (Receiver Site) permitting a maximum 11.4:1 FAR in lieu of the maximum permitted 6:1 FAR;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Commissioner Dake Wilson called for a break at 10:12 a.m. The meeting reconvened at 10:23 a.m. with Commissioners Choe, Khorsand, Millman, Mitchell, Perlman and Dake Wilson in attendance.

ITEM NO. 8**CPC-2017-2121-DB**

CEQA: ENV-2017-2122-CE

Plan Area: Wilshire

Council District: 4 – Ryu

Last Day to Act: 02-22-18

Continued from: 11-16-17;
01-11-18**LIMITED PUBLIC HEARING HELD****PROJECT SITE:** 4749 West Elmwood Avenue**IN ATTENDANCE:**

Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department; Matthew Hayden, Hayden Planning representing the applicant Elm Wood BC, LLC; and Justin Orenstein representing the Office of Councilmember Ryu.

MOTION:

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

Demolition of an existing single-family dwelling for the construction of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

1. Determine, pursuant to CEQA Guidelines, Section 15332, Article 19, an Exemption from CEQA, Section 1, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a 32.5 percent Density Bonus (with 10 percent of the base number of units set aside for Very Low Income Households); pursuant to LAMC Section 12.22 A.25(d)(1) (Parking Option 1), parking to be provided at a rate of one (1) parking space for zero- and one-bedroom units, two (2) parking spaces for two- and three-bedroom units, and 2½ parking spaces for units with four (4) or more bedrooms; and pursuant to LAMC Section 12.22-A,25(g)(3), two (2) Off-Menu Waivers as follows:
 - a. Allow 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking space per dwelling unit pursuant to LAMC Section 12.21 A.5(c); and
 - b. Allow a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358;
3. Adopt the Conditions of Approval, including staff's Technical Modification related to Exhibit A, dated February 21, 2018; and
4. Adopt the Findings.

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

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

Vote: 5 – 1

MOTION PASSED

ITEM NO. 9

CPC-2015-3702-GPA-VZC-SPR

CEQA: ENV-2015-3703-MND

Plan Area: Northridge

Council District: 12 – Englander

Last Day to Act: 03-08-18

PUBLIC HEARING – Completed January 26, 2018

PROJECT SITE: 9530, 9534 and 9546 North Reseda Boulevard

IN ATTENDANCE:

Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Planning Department; Brad Rosenheim, representing the applicant, Symphony Northridge LLC; and Hannah Lee representing the Office of Councilmember Englander.

MOTION:

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

Demolition of an existing Post Office, surface parking lot and landscaping for the construction of a mixed-use development proposed at four-stories and 45 feet tall to include 128 residential units (student housing) and 5,725 square feet of ground floor commercial uses with 205 subterranean parking spaces and 157 bicycle spaces.

1. Find, pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3703-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, and recommend that the City Council approve, pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Northridge Community Plan to re-designate a portion of the subject property from Medium Residential to Commercial, extend the Community Center (Special Boundary), to add the RAS4 Zone to the Community Commercial Land Use Designation within the Community Center boundary only, and removal of the “PO” Post Office symbol from the Map and the legend;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32, a Vesting Zone and Height District Change from C2-1VL and RA-1 to (T)[Q]RAS4-1VL;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development which results in an increase of more than 50 dwelling units;
5. Adopt the Conditions of Approval, including staff’s Technical Modification dated February 21, 2018; and
6. Adopt the Findings.

The action was seconded by Commissioner Dake Wilson, who proposed additional amendments to the motion. Commissioner Khorsand agreed to the amendments and the vote proceeded as follows:

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

Vote : 6 – 0

MOTION PASSED

ITEM NO. 10

CPC-2017-3647-ZC

CEQA: ENV-1998-0184-MND-REC
ENV-1997-0223-MND-REC
ENV-2017-3648-CE

Council District: 11 – Bonin
Last Day to Act: April 30, 2018

Plan Area: West Los Angeles – Brentwood - Pacific Palisades

PUBLIC HEARING - Completed November 1, 2017

PROJECT AREA:

The majority of properties zoned for multifamily residential use in the area generally bounded by Centinela Avenue to the west, San Vicente Boulevard to the north, I-405 to the east, and La Grange Avenue to the south within the West Los Angeles and the Brentwood – Pacific Palisades Community Plan Areas.

IN ATTENDANCE:

Nina Idemudia, City Planning Associate, Lameese Chang, City Planner, Patricia Diefenderfer, Senior City Planner and Craig Weber, Principal City Planner representing the Planning Department; Krista Kline representing the Office of Councilmember Bonin.

MOTION:

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

Proposed ordinance to establish “Q” Qualified Conditions on multifamily properties within the subject area. The “Q” Conditions will introduce design and development regulations on new multifamily development to improve compatibility of future development with existing buildings, enhance the project area’s built environment, and improve the overall pedestrian orientation of new development.

1. Determine, pursuant to CEQA Guidelines, Section 15308, an Exemption from CEQA, given that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Determine, pursuant to CEQA Guidelines Section 15061(b)(3), a Common Sense Exemption, based on the whole of the administrative record, that the project is not subject to CEQA because it can be seen with certainty that there is no possibility that the project

- may have a significant effect on the environment;
3. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. ENV-1998-0184-MND-REC and ENV-1997-0223-MND-REC adopted on July 27, 1999 and June 17, 1998, respectively; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated February 12, 2018, no major revisions to the Mitigated Declaration are required; and no subsequent EIR or negative declaration is required for approval of the project;
 4. Approve and recommend that the City Council adopt, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 G, "Q" Qualified Conditions establishing development standards for the subject properties;
 5. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32 F, adoption of a Zone Change from (Q)RD2-1, (Q)RD3-1, [Q]RD3-1, (T)(Q)RD3-1, [T][Q]RD3-1, RD1.5-1, (Q)RD1.5-1, [T][Q]RD1.5-1, R3-1, (Q)R3-1, [Q]R3-1, (T)(Q)R3-1, R4-1, and [Q]R4-1, to [Q]RD2-1, [Q]RD3-1, [Q]RD1.5, [Q]R3-1, [Q]R4-1, and [Q]R4-1VL for the select parcels identified within the project area;
 6. Approve the staff report as the Commission's report on the subject;
 8. Adopt the Findings.

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

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

Vote : 6 – 0

MOTION PASSED

ITEM NO. 11

CPC-2016-3143-DA

CEQA: ENV-2016-3144-MND

Plan Area: Westlake

Related Cases: CPC-2016-3142-GPA-VCU-CUB-DB-SPR; VTT- 74297

Council District: 1 – Cedillo

Last Day to Act: 02-22-18

PUBLIC HEARING – Completed February 15, 2017 and October 12, 2017

PROJECT SITE: 1930 W. Wilshire Boulevard
 (1900, 1908, 1914, 1920, 1926, 1928, and 1930, 1932, and 1936 West Wilshire Boulevard; 657, 659, 661, 665, 667, 669, 671 South Bonnie Brae Street and 654, 658, 660, 668 South Westlake Avenue)

IN ATTENDANCE:

Luciralia Ibarra, Senior City Planner and Charles Rausch Jr., Chief Zoning Administrator representing the Planning Department; Francis Park, Park & Velayos, LLP representing the applicant, Adrian Jayasinghe, Walter & Aesha Jayasinghe, applicants; Gerald Gubatan representing the Office of Councilmember Cedillo.

MOTION:

Commissioner Dake Wilson put forth the action below in conjunction with the changes made by the Planning and Land Use Management Committee to the Development Agreement originally approved by the Commission on October 12, 2017.

Disapprove the ordinance and recommended that the City Council **not adopt** the changes to the Development Agreement.

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

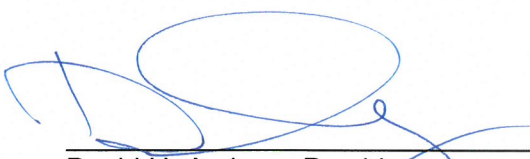
Moved: Dake Wilson
Seconded: Khorsand
Ayes: Choe, Mitchell, Perlman
Noes: Millman
Absent: Ambroz, Mack, Padilla-Campos

Vote : 5 – 1

MOTION PASSED



There being no further business before the Commission, the meeting adjourned at 12:31 p.m.



David H. Ambroz, President
Los Angeles City Planning Commission

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

ADOPTED
CITY OF LOS ANGELES

MAR 08 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE