

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, APRIL 12, 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 8:30 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Caroline Choe, Vahid Khorsand, Samantha Millman, Marc Mitchell and Veronica Padilla-Campos in attendance.

Commissioner Dana Perlman was 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 and Cecilia Lamas, Senior Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Planning Director Vince Bertoni stated that the Home Sharing Ordinance was forwarded to the City Council by the Planning and Land Use Management Committee and that it may return to the City Planning Commission for a review of changes. Executive Officer Kevin Keller detailed the changes to the ordinance regarding duration, the proposed administrative process and changes to include neighbor notification. Director Bertoni stated that the City Council completed the final adoption of the Permanent Supportive Housing Ordinance and the Motel Conversion Ordinance.
- Legal actions and issues update: Deputy City Attorney Amy Brothers gave an update on the Catalina Project in Koreatown and the LA Conservancy and three others versus the City regarding the 8150 Sunset Project designed by Frank Gehry.
- 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 March 22, 2018. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were two resolutions by Certified Neighborhood Council representatives, submitted to the Commission, one each for Item Nos. 6 and 11.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

Dr. Tom Williams addressed the Commission regarding Mitigated Negative Declarations and Environmental Impact Reports. He requested the inclusion of “objectives and alternatives” within the MND document.

ITEM NO. 4

RECONSIDERATIONS

Principal City Planner, Thomas Rothmann requested a reconsideration of Case No. CPC-2016-4520-CA, heard by the Commission on March 22, 2018, in order to clarify modifications made by the Commission to the motion to approve the Ordinance.

Commissioner Dake Wilson moved to reconsider Case No. CPC-2016-4520-CA and the associated Environmental No. ENV-2016-4521-CE. The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

MOTION:

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

A Code amendment to modify provisions pertaining to "Protected Trees" to include the Mexican Elderberry (*Sambucus Mexicana*) and Toyon (*Heteromeles arbutifolia*) as Protected Trees or Shrubs and update regulations.

1. Find based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15308 (Class 8), 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 and recommend that the City Council adopt the proposed ordinance as modified by the Commission;
3. Adopt the staff report as the Commission report on the subject; and
4. Adopt the Findings as recommended by staff.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 5

CONSENT CALENDAR

There were no consent items.

ITEM NO. 6

CPC-2016-3824-GPA-VZC-HD-MS-SPR

CEQA: ENV-2016-3825-MND

Plan Area: Central City

Related Case: VTT-74640

Council District: 14 - Huizar

Last Day to Act: 04-18-18

PUBLIC HEARING – Completed January 10, 2018

PROJECT SITE: 1100-1146 South Main Street; 106-112 East 11th Street

IN ATTENDANCE:

Azeen Khanmalek, City Planning Associate, May Sirinopwongsagon, City Planner and Jane Choi, Senior City Planner, representing the Planning Department; Bill Delvac, Armbruster, Goldsmith & Delvac, LLP representing the applicant, David Taban, Frontier Holdings East, LLC

MOTION:

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

The removal of seven existing one-story commercial buildings and the construction of a new, 354,100 square foot, eight-story, mixed-use building with 379 residential units and 25,810 square feet of commercial floor area. The project proposes 429 vehicle parking spaces, 443 bicycle parking spaces, and 36,650 square feet of common open space.

1. Find, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2016-3825-MND as adopted on February 1, 2018, ("Mitigated Negative Declaration"), and 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 Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City Community Plan from Light Manufacturing to Regional Commercial;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32 Q and F, a Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-4D;
4. Approve, pursuant to LAMC Section 12.21 G.3, a Director's Determination to permit a 10 percent reduction in the required open space;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project with 379 dwelling units;
6. Adopt the Conditions of Approval with modifications as stated by the Commission; and
7. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7

CPC-2016-3497-VZC-ZAA-MS-SPR

CEQA: ENV-2016-3498-MND

Plan Area: Wilshire

Related Case: VTT-74572

Council District: 10 – Wesson

Last Day to Act: 04-12-18

PUBLIC HEARING – Completed January 17, 2018

PROJECT SITE: 627-647 South Western Avenue; 636-638 South Manhattan Place;
 3801-3815 West Wilshire Boulevard

IN ATTENDANCE:

Oliver Netburn, City Planner, Nicholas Hendricks representing the Planning Department; Elizabeth Peterson Group Inc. representing the applicant Wil-West, Inc.; James Fisher, representing the applicant

MOTION:

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

Construction, use and maintenance of a new, five-story residential structure over an existing four-story parking garage for a total of nine (9) stories. The project would include 132 dwelling units and 900 square feet of commercial floor area with a total of 265 automobile parking spaces and 149 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-2016-3498-MND, adopted on February 18, 2018; and pursuant to CEQA Guidelines, Sections 15074, 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 Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change from C4-2, C2-2 and PB-2 to (T)(Q)C4-2 for the entire site;
3. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit zero-foot side yards in lieu of the otherwise required 12 feet pursuant to LAMC Section 12.11 C.2;
4. Approve, pursuant to LAMC Section 12.21 G.3, a Director's Determination to permit a 10 percent reduction in the required open Space;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates 50 or more dwelling units;
6. Adopt the Conditions of Approval, with modifications as stated by the Commission; and
7. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Commission President Ambroz called Item Nos. 8 and 9. He stated that the cases would be heard concurrently, but separate motions would be taken for each item.

ITEM NO. 8**VTT-74731-1A**

CEQA: ENV-2016-4256-MND

Plan Area: Northeast Los Angeles

Related Case: CPC-2017-839-GPA-VZC-HD

Council District: 13 – O'Farrell

Last Day to Act: 4-12-18

PUBLIC HEARING REQUIRED**PROJECT SITE:** 3990, 4000 and 4006-4010 East Chevy Chase Drive**IN ATTENDANCE:**

Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner and Charles Raush Jr., Acting Chief Zoning Administrator representing the Planning Department; Eric Leiberman, QES, Inc., Allan Abshez, Loeb & Loeb, LLC and David Moreno, Consensus Inc. representing the applicant, Linda Duttonhaver, 4000 Chevy Chase, LLC; Kory R. Smith and Douglas P. Carstens, Atwater Village Always, appellants; and Craig Bullock representing the Office of Council Member O'Farrell.

Commissioner Ambroz left the meeting at 10:48 a.m. Commission Vice President Dake Wilson took proceeded to chair the meeting.

MOTION:

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

Rehabilitation and renovation of the Albert Van Luit Complex (Historic Cultural Monument No. 1116) and the construction of a new 13,600 square-foot two-story building.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration ENV-2016-4256-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment;
2. Deny the appeal and sustain the Deputy Advisory Agency's approval of a Vesting Tentative Tract Map to allow the merger and resubdivision of the subject site into three (3) Lots;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 9**CPC-2017-839-GPA-VZC-HD**

CEQA: ENV-2016-4256-MND

Plan Area: Northeast Los Angeles

Related Case: VTT-74731-1A

Council District: 13 – O'Farrell

Last Day to Act: 04-12-18

PUBLIC HEARING - Completed November 15, 2017**PROJECT SITE:** 3990, 4000 and 4006-4010 East Chevy Chase Drive**IN ATTENDANCE:**

Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner and Charles Raush Jr., Acting Chief Zoning Administrator representing the Planning Department; Eric Leiberan, QES, Inc., Allan Abshez, Loeb & Loeb, LLC and David Moreno, Consensus Inc. representing the applicant, Linda Duttenhaver, 4000 Chevy Chase, LLC; Craig Bullock representing the Office of Council Member O'Farrell

MOTION:

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

Rehabilitation and renovation of the Albert Van Luit Complex (Historic Cultural Monument No. 1116) and the construction of a new 13,600 square-foot two-story building.

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-2016-4256-MND, adopted on April 12, 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 and recommend that the City Council adopt, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northeast Community Plan from Minimum Residential land uses and Low Residential land uses to Commercial Manufacturing land use;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Sections 12.32 F and Q, a Zone Change and Height District Change from R1-1-RIO, OS-1XL-RIO, A1-1-RIO and A2- 1-RIO to [T][Q]CM-1-RIO;
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: Padilla-Campos

Seconded: Millman

Ayes: Choe, Khorsand, Mitchell, Dake Wilson

Absent: Ambroz, Perlman

Vote: 6 – 0

MOTION PASSED

President Ambroz returned to the meeting at 11:25 a.m. The Commission took a brief recess and resumed at 11:30 a.m. with Commissioners Ambroz, Dake Wilson, Choe, Khorsand, Millman, Mitchell and Padilla-Campos in attendance.

ITEM NO. 10**CPC-2017-507-CU-DB-ZV**

CEQA: ENV-2017-508-MND

Plan Area: Northeast Los Angeles

Council District: 14 – Huizar

Last Day to Act: 04-18-18

PUBLIC HEARING – Completed February 21, 2018**PROJECT SITE:** 4208 East Huntington Drive South**IN ATTENDANCE:**

Mindy Ngyuen, City Planner, Jane Choi Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Jacqueline Monterrosa, East LA Community Corporation, representing the applicant

MOTION:

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

The demolition of an existing one-story commercial structure, surface parking lot and retaining wall; and the construction, use and maintenance of two, four-story residential buildings containing 85 residential units (of which 100 percent will be affordable, except for two market-rate managers' units) and 2,500 square feet of ground floor commercial uses over one subterranean parking garage containing 68 parking spaces, all within the [Q]C2-1VL-zoned portion of the Site. The Proposed Project measures 55 feet in height, and contains 91,596 square feet of floor area, for a total Floor Area Ratio (FAR) of 3:1. The Project also proposes the construction of hiking trails and gardens within the [Q]RE20-1D-zoned portion of the Site, as additional, non-required amenities to serve the residents of the development on the Project Site. The [Q]A1-1XLD-zoned portion of the Site will remain undisturbed.

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-2017-508-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 Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus, in conjunction with Parking Option 2,

- and one Off-Menu Incentive, for a zero-foot rear yard setback along the [Q]C2-1VL Zone and [Q]RE20-1D Zone boundary;
3. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use to increase density greater than the maximum permitted in LAMC Section 12.22 A.25, to 340 percent over the [Q]C2-1VL-zoned portion of the Project Site in order to permit 85 dwelling units, in lieu of 25 dwelling units, and pursuant to LAMC Section 12.24 F:
 - a. A 3:1 FAR, in lieu of the maximum permitted 1.5:1 FAR for the [Q]C2-1VL Zone;
 - b. A 55-foot, four-story mixed-use building in lieu of a maximum 45-foot, three-story mixed-use building in the [Q]C2-1VL Zone; and
 - c. A 55-foot transitional height, in lieu of 33-foot and 25-foot transitional heights, for a C2-zoned lot abutting an RE20-zoned lot.
 4. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow hiking trails and garden uses within the [Q]RE20-1D Zone, as an accessory use to a development that is located within the [Q]C2-1VL Zone;
 5. Adopt the Conditions of Approval as modified by the Commission including Conditions (a) and (b) in Staff's Technical Modification dated April 9, 2018; and
 6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Commissioner Ambroz left the meeting at 12:09 p.m. Commissioner Dake Wilson proceeded to chair the remainder of the meeting.

ITEM NO. 11

[CPC-2017-4075-CA](#)
CEQA: ENV-2017-4076-ND
Plan Areas: All

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

PUBLIC HEARING – Completed December 7, 2017

PROJECT SITE: Citywide

IN ATTENDANCE:

Erin Coleman, City Planning Assistant, Yi Lu, City Planner, Phyllis Nathanson, Senior City Planner and Tom Rothmann, Principal City Planner representing the Planning Department; Andrew Pennington representing the Office of Council Member Blumenfield

MOTION:

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

An ordinance amending sections of the Los Angeles Municipal Code to facilitate pet adoption by modifying regulations to allow four or more adult dogs in Pet Shops in certain commercial zones, as long as the shops comply with a set of development and operational standards, and to provide a discretionary review option for shops that vary from the standards or are located in the more restrictive commercial zones.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Negative Declaration No. ENV-2017-4076-ND, and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; find the Negative Declaration reflects the independent judgement and analysis of the City; and adopt the Negative Declaration;
2. Adopt the staff report as the Commission report on the subject;
3. Approve and recommend that the City Council adopt the proposed ordinance as modified by the Commission; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

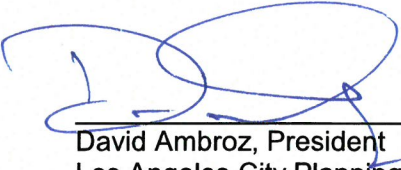
MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 12:37 p.m.


ADOPTED
CITY OF LOS ANGELES

APR 26 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**



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