

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 10, 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 Vice President Renee Dake Wilson called the regular meeting to order at 8:35 a.m. with Commissioners Caroline Choe, Vahid Khorsand, Samantha Millman and Dana Perlman in attendance. Commissioner Marc Mitchell arrived at approximately 8:45 a.m.

Commissioners David Ambroz 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 Amy Brothers, 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.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Planning Director Vince Bertoni gave a brief update on Bicycle Parking Regulations. He introduced Arthi Varma, Principal City Planner who gave an update on the Home Sharing Ordinance and the Accessory Dwelling Unit Ordinance.
- The Commission recognized Commissioner John Mack who was invited to speak. Mr. Mack was also recognized by the Mayor in a Resolution presented on his behalf by Nicholas Maricich, Director of Planning and Development.

The Commission took a short recess at 9:05 a.m. and returned at 9:17 a.m. with Commissioners Dake Wilson, Choe, Khorsand, Millman, Mitchell and Perlman in attendance.

- Senior City Planner, Christina Toy Lee informed the Commission that Case No. CPC-2015-4703-VZC-ZV-SPR-ZAA-CU-CUB which had been continued from March 8, 2018, to today's meeting, would be on the CPC agenda of June 14, 2018, at the request of the

applicant. She stated that the matter would be re-noticed.

- Legal actions and issues update: Deputy City Attorney, Amy Brothers had no report.
- Advanced 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 April 26, 2018. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no representatives from any Neighborhood Councils who spoke during this item.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

Two speakers requested to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5a

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; 02-08-18; 02-22-18

PUBLIC HEARING – Completed January 26, 2017; December 14, 2017; February 8, 2018 and February 22, 2018

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

MOTION:

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

The demolition of an existing surface parking lot, and the construction of a new 38-story, 390-foot, three-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, 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-2014-2907- MND, adopted on February 22, 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 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 186,435 square feet to the Project Site (Receiver Site) permitting a maximum 9.1:1 FAR in lieu of the maximum permitted 6:1 FAR;
3. Adopt the Conditions of Approval related to the Transfer of Floor Area Rights; and
4. Adopt the Findings related to the Transfer of Floor Area Rights.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 6

DIR-2017-4872-TOC-1A
CEQA: ENV-2017-4873-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 05-10-18

PUBLIC HEARING HELD

PROJECT SITE: 5627 West Fernwood Avenue

IN ATTENDANCE:

William Hughen, Planning Assistant, Courtney Shum City Planner, Nicholas Hendricks, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Department; Amy Anderson, applicant; Alex Irvine, Irvine and Associates and Shane Parker, representing the applicant; Eden Taylor, appellant; Robert Silverstein, The Silverstein Law Group, representing the appellant; Craig Bullock, representing the Office of Councilmember O'Farrell.

MOTION:

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

Demolition of an existing two-story homeless shelter with supportive services building and the construction, use, and maintenance of a six-story, 60 unit, permanent supportive housing residential building totaling 74 feet in height with 14 automobile parking spaces, six (6) short-term bicycle parking spaces, and 60 long-term bicycle parking spaces.

1. Determine based on the whole of the administrative record that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 21080 of the California Public Resources Code and Article 19, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Grant the appeal in part and deny the appeal in part;
3. Sustain the Director's Determination and staff's recommended revised Grant Clause approving a Transit Oriented Communities Affordable Housing Incentive Program Request to allow a 65 percent increase in density utilizing three incentives for a qualifying Tier 4 project totaling 60 dwelling units, reserving 59 units affordable to and occupied by Extremely Low, Very Low, or Lower Income Households for a period of 55 years;
4. Adopt the Conditions of Approval as modified by the Commission on the record; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7**DIR-2017-4451-TOC-1A**

CEQA: ENV-2017-4452-CE

Plan Area: West Los Angeles

Related Case: CPC-2017-699-DB

Council District: 5 – Koretz

Last Day to Act: 05-11-18

PUBLIC HEARING HELD

PROJECT SITE: 10604 – 10612 West Santa Monica Boulevard

IN ATTENDANCE:

Nicholas Ayers, City Planning Associate, Jenna Monterrosa, City Planner, Nicholas Hendricks, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Department.

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:

Demolition of an existing motel and the construction, use, and maintenance of a six-story, 56-foot high, 30,344 square-foot multi-family residential building. The project will include 28 residential dwelling units with three units set aside for Extremely Low Income Households. The project proposes to provide parking on the ground level and one level of subterranean parking (totaling 37 vehicular parking spaces and 67 bicycle parking spaces). The project would also result in the removal and replacement of four on-site trees and one street tree within the public right-of-way, which would be subject to the review and approval from the Bureau of Street Services, Urban Forestry Division, Department of Public Works.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 21080 of the California Public Resources Code and Article 19, Section 15332 (Class 32 – Infill Development Projects), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny in part and grant in part the appeal of the Director's Determination;
3. Sustain the remainder of the Director's Determination and staff's recommended revised Grant Clause approving a Transit Oriented Communities Affordable Housing Incentive Program Request to allow an 8 percent increase in density utilizing three incentives for a qualifying Tier 2 project totaling 28 dwelling units, reserving three (3) units for Very Low Income Household occupancy for a period of 55 years;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

The Commission took a brief recess at 10.34 a.m. and returned at 10:41 a.m. with Commissioners Dake Wilson Choe, Khorsand, Millman, Mitchell and Perlman in attendance.

ITEM NO. 8**DIR-2016-4510-DB-SPR-WDI-1A**

CEQA: ENV-2016-4511-MND

Plan Area: Hollywood

Council District: 13 - O'Farrell

Last Day to Act: 05-22-18

PUBLIC HEARING HELD

PROJECT SITE: 1350-1360 North Western Avenue;
5433-5499 West Fernwood Avenue;
1377 North Serrano Avenue

IN ATTENDANCE:

Jason Hernandez, Planning Assistant, Mindy Nguyen, City Planner, Christina Toy Lee, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Robert Silverstein, The Silverstein Law Group, representing the appellants; Doug Haines and Ed Hunt, appellants; Tina Choi and Andrew Fogg of Cox, Castle & Nicholson LLP, representing the applicant; Craig Bullock, representing the Office of Councilmember O'Farrell.

MOTION:

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

The construction and development of a seven-story mixed-use building with 203 multi-family residential units (60 studio units, 44 one-bedroom units, 74 two-bedroom units, and 25 three-bedroom units) and approximately 14,231 square feet of commercial space. The proposed project sets aside 17 units (11 percent of the base density) as Very Low Income units. The mixed-use building includes a maximum of seven stories (approximately 95 feet above grade at the highest point) with ground-floor commercial space and six levels of residential floors. The proposed project includes 188 on-site vehicular parking spaces, 239 bicycle parking spaces within one at grade and one subterranean level, and 24,061 square feet of open space.

1. Find, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4511-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;
3. Sustain the Determination of the Director of Planning in approving a Density Bonus, Site Plan Review, and Waiver of Dedication and Improvements for the proposed project;
4. Adopt the Conditions of approval as modified by the Commission; and
5. Adopt the Findings of the Director of Planning.

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

Moved: Dake Wilson
Seconded: Khorsand
Ayes: Choe, Millman, Mitchell
Nays: Perlman

Absent: Ambroz, Padilla-Campos

Vote: 5 – 1

MOTION PASSED

ITEM NO. 9

CPC-2016-2683-GPA-VZC-HD-CU-CUB-DB-SPR

CEQA: ENV-2016-2684-MND

Plan Area: Central City North

Related Case: VTT-74309

Council District: 14 - Huizar

Last Day to Act: 05-11-18

PUBLIC HEARING – Completed January 24, 2018

PROJECT SITE: 1800 East 7th Street
1800 – 1810 East 7th Street; 712 South Decatur Street

IN ATTENDANCE:

Michael Sin, City Planning Associate, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Dale Goldsmith, Armbruster, Goldsmith and Delvac, LLP representing Elm Tree Investments, L.P.

MOTION:

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

Demolition of an existing surface parking lot and the construction of an approximately 129,440 square-foot, 85-foot tall mixed use project consisting of 122 live/work residential units, 9,500 square feet of commercial space (including 3,245 square feet of retail space, 3,555 square feet of restaurant space, and 2,700 square feet of creative office/commercial space), 5,885 square feet of arts and production and other related amenity spaces for the use of residents living in the building, and 132 automobile parking spaces and 145 bicycle parking spaces in a two-level subterranean garage and ground-floor level parking area. The proposed project provides a total of 14 Very Low Income units (11 percent of the 122 units).

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-2016-2684-MND, adopted on March 28, 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 and the Mayor adopt a General Plan Amendment to amend the Central City North Community Plan to re-designate the subject property from Heavy Manufacturing to Regional Commercial General Plan Land Use Designation;
3. Approve and recommend that the City Council adopt a Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO, with a D limitation for a 4.7:1 FAR;
4. Approve a Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption within one restaurant;
5. Approve an On-Menu Density Bonus Incentive for a 20 percent reduction in required on-site residential open space;

6. Approve a Waiver of Development Standards to allow an easterly side yard setback of 5 feet, in lieu of 10 feet; a rear yard setback of 5 feet in lieu of 19 feet; and long-term bicycle parking for the residential units to be provided in the first and second levels of the underground parking garage in lieu of the parking garage level closest to the ground floor and in lieu of the shortest walking distance to the nearest pedestrian entrance of the building;
7. Approve a Site Plan Review for a development project that results in an increase of 122 residential units;
8. Adopt the Conditions of Approval as modified by the Commission; and
9. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

Commissioner Caroline Choe left the meeting at 12:15 p.m.

Commissioner Dake Wilson moved to reconsider Item No. 8, Case No. DIR-2016-4510-DB-SPR-WDI-1A. The action was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

Andrew Fogg, representative for the applicant, agreed to extend the time for the Commission to act on Item No. 8, until May 23, 2018.

Commissioner Millman moved to continue Item No. 8, Case No. DIR-2016-4510-DB-SPR-WDI-1A to the May 23, 2018 meeting of the City Planning Commission. The action was seconded by Commissioner Perlman and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 10**CPC-2017-2406-DB**

CEQA: ENV-2017-2407-CE

Plan Area: Silver Lake - Echo Park - Elysian Valley

Council District: 13 – O'Farrell

Last Day to Act: 05-10-18

PUBLIC HEARING – Completed November 15, 2017**PROJECT SITE:** 1901 West Blake Avenue**IN ATTENDANCE:**

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner representing the Planning Department; Dave Rand, Armbruster, Goldsmith and Delvac, LLP and Lisa Borstein, Architect representing Uncommon Developers, Applicant; Craig Bullock representing the Office of Council Member Mitch O'Farrell.

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:

The demolition of the existing commercial structure and surface parking lot for the construction, use, and maintenance of a three-story residential development with 52 live/work units (including 5 units affordable to Very Low Income Households) within a 53,696 square-foot building. The project includes 58 vehicular parking spaces in a semi-subterranean garage and 57 bicycle parking spaces. The building has a maximum height of 41 feet.

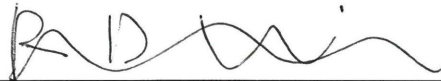
1. Determine based on the whole of the administrative record, the Project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve a 35 percent density bonus with a set aside of 11 percent (five dwelling units) of the permitted base density for Very Low Income Households; and one Off-Menu waiver/modification:
 - a. Allow a maximum height of 41 feet in lieu of the otherwise permitted height of 30 feet required by [Q] Condition Section 2.6 in Ordinance No. 183954.
3. Adopt the Conditions of Approval as modified by the Commission including Staff's Technical Modification dated May 10, 2018; and
4. Adopt the Findings.

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

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

Vote: 5 – 0**MOTION PASSED**

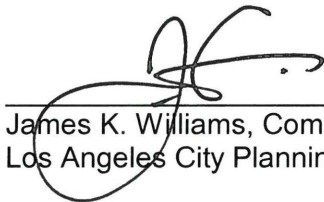
There being no further business before the Commission, the meeting adjourned at 12.54 p.m.



Renee Dake Wilson, Vice President
Los Angeles City Planning Commission



Marc Mitchell, Commissioner
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

JUN 14 2018

CITY CLERK
CITY COMMISSIONER'S OFFICE
CITY OF LOS ANGELES