

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JUNE 14, 2018 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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**TO REQUEST A COPY ON COMPACT DISC, PLEASE CONTACT THE DEPARTMENT OF CITY
PLANNING PUBLICATIONS AT (213) 978-1255**

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
 - a. Central City West Specific Plan Inclusionary Requirement
Staff: Shana Bonstin, Principal City Planner
 - b. Transfer of Floor Area Rights (TFAR) Program Update
Staff: Patricia Diefenderfer, Senior City Planner
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – May 10, 2018; May 23, 2018

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED **PRIOR** TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (5a)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. **CPC-2017-4842-CU**

CEQA: ENV-2017-4843-CE
Plan Area: Southeast Los Angeles

Council District: 9 – Price
Last Day to Act: 06-14-18

PUBLIC HEARING – Completed April 12, 2018

PROJECT SITE: 5756 South Alba Street

PROPOSED PROJECT:

The continued use and maintenance of an approximately 21,870 square foot hazardous waste treatment and storage facility, containing 3 buildings on an 88,191 square foot lot in the M3-2 Zone. The facility currently operates 24 hours per day between 10:00 p.m. Sunday and 10:30 p.m. Friday.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, an Exemption from CEQA pursuant to City of Los Angeles CEQA Guidelines Article III, Section 1, Class 1 (Existing Facilities) Category 22 (Granting or renewal of Conditional Use) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to LAMC Section 12.24 U.10, a Conditional Use to allow the continued use and maintenance of an approximately 21,870 square foot hazardous waste treatment and storage facility in the M3-2 Zone.

Applicant: Joe Christopher, Emerald Transformer Los Angeles, LLC
Representative: Alex Y. Woo, Genesis Consulting Inc.

Staff: Alan Como, AICP, City Planner
alan.como@lacity.org
(213) 473-9985

6. **CPC-2015-4703-VZC-ZV-SPR-ZAA-CU-CUB**
CEQA: ENV-2015-4704-MND
Plan Area: Wilshire

Council District: 1 – Cedillo
10 – Wesson
Last Day to Act: 06-28-18
Continued From: 03-08-18; 05-10-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2860-2872 West Olympic Boulevard;
1010-1024 South Kenmore Avenue

PROPOSED PROJECT:

Demolition of three commercial structures, a one-story single-family dwelling, billboard and a surface parking lot, for the construction of a new six-story mixed-use commercial and hotel structure, consisting of 120 guest rooms with in-room controlled access cabinets (mini-bars) and a 6,862 square-foot private restaurant on the second-floor accessory to the hotel use. The project will also provide 6,103 square feet of ground-floor commercial open to the public. The project will provide 104 on-site vehicular parking spaces located at-grade and within two levels of a subterranean parking garage. The project will provide 32 bicycle parking spaces. The project will contain approximately 142,346 square feet with a Floor Area Ratio (FAR) of 3:1 and will export approximately 20,398 cubic yards of soil. The project includes the removal of three street trees along Kenmore Avenue and one street tree along Olympic Boulevard.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4704-MND, as recirculated on May 1, 2018 ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F and 12.32 Q, a Vesting Zone Change from parcels classified C2-1 (Lots FR 1-3 and 24) to RAS4-1, with a maximum Floor Area Ratio (FAR) of 3:1, in lieu of the otherwise permitted 1.5:1 FAR;
3. Pursuant to LAMC Section 12.24 W.24, a Conditional Use to allow the construction, use and maintenance of a hotel in the RAS4 and R4 Zones;
4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the on-site sales dispensing and consumption of a full line of alcoholic beverages for the second-floor restaurant and for the mini-bars in each hotel guest room;
5. Pursuant to LAMC Section 12.27, a Zone Variance from Section 12.21 C.5(h) to allow vehicular and pedestrian access from a less restrictive zone (RAS4-1) to a more restrictive zone (R4-1);
6. Pursuant to LAMC Section 12.28, Zoning Administrator Adjustments from Section 12.11.5 C.2 to permit the following:
 - a. a side yard of 1-foot 6-inches for levels one through two in lieu of the required 5 feet, and a side yard of 5 feet for levels three through six in lieu of the required 9 feet along the west property line; and,
 - b. a side yard of 5 feet for levels three through six in lieu of the required 9 feet along the east property line, for property located in the R4 Zone; and,
7. Pursuant to LAMC Section 16.05 a Site Plan Review for a project that exceeds 50 dwelling units or guest rooms, and 50,000 square feet.

Applicant: David Lo; DH & Lo, Inc.
Representative: King Woods; Woods, Diaz Group, LLC

Staff: Joe Luckey, City Planning Associate
joe.luckey@lacity.org
(213) 978-1340

7. [VTT-74529-1A](#)
CEQA: ENV-2016-1795-EIR
Plan Area: Central City North
Related Case: CPC-2016-3853-GPA-VZC-HD-ZAD-SPR

Council District: 14 - Huizar
Last Day to Act: 06-14-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 520, 524, 528, 532 Mateo Street;
1310 East 4th Place

PROPOSED PROJECT:

Vesting Tentative Tract for the merger and re-subdivision for condominium purposes of a 2.23-acre site into one Master Lot and 14 airspace lots for the development of a mixed-use live/work development comprising 475 live/work dwelling units and up to 125,000 square feet of commercial and office floor area.

APPEAL:

Appeal of the Deputy Advisory Agency's certification of the Environmental Impact Report, findings, and Statement of Overriding Considerations, mitigation measures and Mitigation Monitoring Program prepared for the project, and an appeal of the approval of Vesting Tentative Tract No. 74529 comprised of one Master Lot and 14 airspace lots for a maximum 475 residential condominiums and up to 125,000 square feet of commercial and office floor area.

Applicant: CP V 520 Mateo, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Appellant: Richard Drury, Lozeau Drury LLP Law Firm representing Laborer's International Union of North America Local Union 300

Staff: Heather Bleemers, Senior City Planner
heather.bleemers@lacity.org
(213) 847-3682

8. [CPC-2016-3853-GPA-VZC-HD-ZAD-SPR](#)
CEQA: ENV-2016-1795-EIR, SCH No. 2016111043
Plan Area: Central City North
Related Case: VTT-74529-1A

Council District: 14 – Huizar
Last Day to Act: 06-14-18

PUBLIC HEARING – Completed May 15, 2018

PROJECT SITE: 520, 524, 528, 532 Mateo Street;
1310 East 4th Place

PROPOSED PROJECT:

The original 520 Mateo Project is a mixed-use live/work development comprising 600 live/work dwelling units, and approximately 60,000 square feet of commercial retail and office floor area. The project would set aside 11% of the total units for restricted affordable very low income units. Parking would be provided in accordance with Los Angeles Municipal Code (LAMC). The project will have an

FAR of 6:1. The project includes demolition and removal of all existing structures (an 80,736 square-foot, two-story warehouse distribution building) to be replaced with an approximately 584,760 square-foot mixed-use live/work structure consisting of a podium style building, and residential live/work tower, ranging in height from 28 feet for the podium building and up to approximately 150 feet for the tower.

Alternative 4 of the DEIR (ENV-2016-1795-ENV) will also be considered as a potential project. Alternative 4 (Reduced Residential/Increased Commercial Density) – is a mixed use live/work development comprising 475 live/work dwelling units, and approximately 125,000 square feet of commercial retail (including approximately 10,000 square feet of restaurant space and 10,000 square feet of retail space) and office floor area (105,000 square feet) in a 35-story structure centered on the site with office space in an adjacent five-story building. Alternative 4 would have an FAR of 6:1 and a height of up to 370 feet in height above street grade for the residential tower and 91 feet for the office tower along Mateo. Alternative 4 includes 11% of the units be set aside for restricted affordable very low income units.

REQUESTED ACTIONS:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the Public Resources Code, the consideration and certification of the Environmental Impact Report No. ENV-2016-1795-EIR, SCH No. 2016111043, dated December 21, 2017 and the Final EIR, dated April 12, 2018 (collectively, the 520 Mateo Project EIR) as well as the whole of the administrative record, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the 520 Mateo Project EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City North Community Plan to change the Land Use Designation of the project site from 'Heavy Manufacturing' to 'Regional Center Commercial';
5. Pursuant to LAMC Section 12.32, a Vesting Zone Change and Height District Change, from M3-1-RIO (Heavy Manufacturing, Height District 1 within the River Improvement Overlay) to [T][Q]C2-2-RIO (Commercial Zone, Height District 2 within the River Improvements Overlay);
6. Pursuant to LAMC Section 12.24 X.13(c)(2), a Zoning Administrators Determination to reduce parking for Joint Living and Work Quarters; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units; increase of 50,000 gross square feet of non-residential floor area.

Applicant: CP V 520 Mateo, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Staff: Heather Bleemers, Senior City Planner
heather.bleemers@lacity.org
(213) 847-3682

9. [CPC-2017-880-CU-DB](#)
CEQA: ENV-2017-881-CE
Plan Area: Wilshire

Council District: 5 – Koretz
Last Day to Act: 06-14-18

PUBLIC HEARING - Completed March 21, 2018

PROJECT SITE: 8000 West Beverly Boulevard;
(8000 - 8008 West Beverly Boulevard)

PROPOSED PROJECT:

The demolition of an existing single story commercial structure and the construction, use, and maintenance of a six-story mixed-use development consisting of 58 dwelling units (including six (6) units affordable to Very Low Income persons and families and two (2) units affordable to Moderate Income persons and families), approximately 7,400 square feet of ground-floor commercial/restaurant space, two levels of subterranean parking with 82 automobile parking spaces and 80 bicycle parking spaces. The building has a variable height, ranging from approximately 20 feet to approximately 72 feet in height, with a maximum of six stories.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, an Exemption from CEQA pursuant to Article 19, Class 32 of the State CEQA Guidelines, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to allow an additional density bonus of 10 percent over the requested 35 percent ministerial density bonus for a total density bonus of 45 percent;
3. Pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, the Applicant requests three (3) Off-Menu Incentives/Waivers of development standards:
 - a. Permit a Floor Area Ratio (FAR) of 4.05:1 in lieu of the otherwise permissible FAR of 1.5 to 1 allowed in the No. 1 Height District for commercially zoned properties;
 - b. Permit a maximum height of six-stories and 72-feet in lieu of the three (3) stories and 45 feet permitted for mixed uses in the C2-1VL-O Zone; and
 - c. Permit a five-foot rear yard setback in lieu of the 18 foot rear yard setback required for a six-story building in the C2-1VL-O Zone.

Applicant: Beverly Pacifica
Representative: Michael Gonzales, Gonzales Law Group APC

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

10. [CPC-2016-2601-VZC-HD-CUB-ZAA-SPR](#)
CEQA: ENV-2016-2602-MND
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 06-15-18

PUBLIC HEARING – Completed March 28, 2018

PROJECT SITE: 6421-6429½ West Selma Avenue;
1600-1604 North Wilcox Avenue

PROPOSED PROJECT:

The continued maintenance of a 20,624 square-foot ground floor restaurant and the construction of a new 1,939 square-foot ground floor restaurant and a 114 guest room hotel over three levels of subterranean parking. The proposed building would have a height of 88 feet and seven and a half inches to the top of the parapet, with eight stories, and 79,878 net square feet of floor area. The proposed 1,939 square-foot restaurant would have a maximum of 100 seats (60 indoor and 40 outdoor seats). The hotel would have a lobby bar with 48 seats and the rooftop would include a pool and amenity deck with a bar/lounge area with a maximum of 187 seats, and other accessory uses. No change is proposed for the existing 20,624 square-foot restaurant. The Project proposes to provide 50 parking spaces on-site within the subterranean structure and 36 parking spaces off-site to be accessible via a valet service.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2016-2602-MND ("Mitigated Negative Declaration"), and all comments received; and the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 F and Q of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change and Height District Change from C4-2D to (T)(Q)C2-2D;
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use for the on-site sale and dispensing of alcoholic beverages incidental to a 1,939 square-foot restaurant with 100 seats (60 indoor and 40 outdoor) and throughout a 114-room hotel including the ground floor lobby bar with 48 seats, in-room mini-bars, and a rooftop amenity deck with bar/lounge area with a maximum of 187 seats;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit a 10-foot northerly side yard and a 19-foot easterly rear yard in lieu of the required 11-foot side yard and 20-foot rear yard pursuant to LAMC Section 12.14 C,2 and 12.11 C,2 and 3; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project with greater than 50 guest rooms.

Applicant: Selma-Wilcox Hotel, LLC
Representative: Alfred Fraijo Jr., Shepard-Mullin, Richter & Hampton, LLP

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

11. [CPC-2015-4184-GPA-ZC-BL-SPR](#)
CEQA: ENV-2015-4183-MND-REC1
Plan Area: Mission Hills-Panorama City-North Hills
Related Case: VTT-73939-CN-2A

Council District: 7 – Rodriguez
Last Day to Act: 08-07-18

PUBLIC HEARINGS – Completed August 30, 2016; October 27, 2016 (CPC); March 28, 2017(PLUM); April 25, 2017(PLUM); May 11, 2017(CPC); October 3, 2017(PLUM)

PROJECT SITE: 9433 Sepulveda Boulevard;
15500 – 15508 Plummer Street

PROPOSED PROJECT:

The development of a 75-unit residential condominium project in 15 separate townhome style buildings spread throughout the entire site with private yards, individual garages with two parking spaces for each unit, common open space park areas, and an interior common access area for vehicles. Each of the separate 15 townhome style buildings will include 3 to 6 units, with two or three bedroom units ranging in size between approximately 1,190 to 1,390 square feet. The townhomes will be two to three stories with a maximum height of 41 feet. The project includes a total of 169 parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4183-MND ("Mitigated Negative Declaration"), and pursuant to CEQ Guidelines 15162 and 15164, as supported by the addendum dated May 23, 2018; all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, to have a uniform Plan designation on the project site;
3. Pursuant to LAMC Section 12.32, a Zone Change from R3-1 and RA-1 to RD1.5, to have uniform zoning on the project site;
4. Pursuant to LAMC Section 12.32 R, removal of a 22-foot building line along Plummer Street; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a project that results in 50 or more residential units.

Applicant: Randi Bach
Representative: Eric Lieberman, QES

Staff: Laura Frazin-Steele, City Planner
laura.frazin-steele@lacity.org
(818) 374-9919

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, June 28, 2018
Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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