

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, JUNE 14, 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 Ambroz called the regular meeting to order at 8:35 a.m. with Commissioners Renee Dake Wilson, Caroline Choe, Vahid Khorsand, Samantha Millman, Marc Mitchell, Veronica Padilla Campos and Dana Perlman in attendance.

Commissioner Karen Mack was absent.

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

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Shana Bonstin, Principal City Planner gave an update on the Central City West Specific Plan Inclusionary Requirement.
  - Patricia Diefenderfer, Senior City Planner gave an update on the Transfer of Floor Area Rights (TFAR) Program.
  - Legal actions and issues update: Deputy City Attorney, Donna Wong had no report.
  - Advanced Calendar: There were no changes to the advanced calendar.
  - Commission Requests: There were no requests.
  - The Director's report and approval of minutes was tabled to the end of the agenda
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**ITEM NO. 2****NEIGHBORHOOD COUNCIL PRESENTATION:**

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

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

One speaker addressed the Commission.

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

There were no requests for reconsideration.

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**ITEM NO. 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

**IN ATTENDANCE:**

Alan Como, City Planner and Michelle Singh, Senior City Planner representing the Department.

**MOTION:**

Commissioner Choe put for the actions below in conjunction with the approval of the following 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.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, Article III, Section 1, Class 1 (Existing Facilities) Category 22, and 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 Section 12.24 U.10 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit 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;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**Vote: 8 - 0**

**MOTION PASSED**

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President Ambroz took Items 7 and 8 out of order. He announced that these items would be heard together, but separate motions would be made for each case.

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**ITEM NO. 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 HELD**

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

**IN ATTENDANCE:**

Heather Bleemers, Senior City Planner and Luci Ibarra, Senior City Planner representing the Department; Robert Lovelace, representing the appellant; Neils Cotter, Carmel Partners, Carrie Strickland, Works Progress Architecture and Andrew Fogg, Cox Castle applicant's representatives.

**MOTION:**

Commissioner Choe put for the actions below in conjunction with the approval of the following project, with modifications to the conditions of approval as recommended by staff on the record:

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.

1. Find pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, find, that the City Planning Commission, has reviewed and considered the information contained in 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.

Certified that:

- a. The 520 Mateo Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 520 Mateo Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
- c. The 520 Mateo Project EIR reflects the independent judgment and analysis of the lead agency.

Adopt the following:

- a. The related and prepared 520 Mateo Project Environmental Findings and direct staff to amend the CEQA findings to address issues raised with the appeal and public comment;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the Sapphire Project EIR; and
2. Deny the appeal in part and grant the appeal in part, to allow staff to make technical corrections;
  3. Sustain the Deputy Advisory Agency's determination to approve the Vesting Tentative Tract;
  3. Adopt the Conditions of Approval, including the modifications recommended by staff; and
  4. Adopt the Findings.

Commissioner Milman seconded the motion and the vote proceeded as follows:

Moved: Choe

Seconded: Millman

Ayes: Ambroz, Dake Wilson, Khorsand, Millman, Mitchell, Padilla Campos, Perlman

Absent: Mack

**Vote: 8 - 0**

**MOTION PASSED**

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#### ITEM NO. 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

**IN ATTENDANCE:**

Heather Bleemers, Senior City Planner and Luci Ibarra, Senior City Planner representing the Department; Robert Lovelace, representing the appellant; Neils Cotter, Carmel Partners, Carrie Strickland, Works Progress Architecture and Andrew Fogg, Cox Castle applicant's representatives.

**MOTION:**

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

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 percent of the units be set aside for restricted affordable very low income 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 the 520 Mateo Project EIR; ENV-2016-1795-EIR, SCH No. 2016111043, dated December 21, 2017 certified on June 14, 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 Mayor and City Council approve, 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 site project site from 'Heavy Manufacturing' to 'Regional Center Commercial' land use;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32, a Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]C2-2D-RIO;
4. Approve, pursuant to LAMC Section 12.24 X.13(c)(2), a Zoning Administrators Determination to reduce parking for Joint Living and Work Quarters;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates 50 or more guest rooms and/or 50,000 gross square feet of non-residential floor area;
6. Adopt the Conditions of Approval, as modified by the Commission, including staff's Technical Modification dated June 12, 2018; and
7. Adopt the Findings.

Commissioner Dake Wilson seconded the motion and offered a friendly amendment. Commissioner Choe accepted the amendments 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**

President Ambroz recessed the meeting at 10:33 a.m. and recovered the meeting at 10:40 a.m. with Commissioners Renee Dake Wilson, Caroline Choe, Vahid Khorsand, Samantha Millman, Marc Mitchell, Veronica Padilla Campos and Dana Perlman in attendance.

President Ambroz announced that he would call Item No. 11 only for the purpose of taking testimony from LAPD to allow him to return to his City functions.

#### **ITEM NO. 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

Senior Lead Officer C. Chacon, Los Angeles Police Department, provided testimony on the matter.

The item was closed. President Ambroz announced that it would be taken up in the order of the agenda.

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**ITEM NO. 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 HELD**

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

**IN ATTENDANCE:**

Joe Lucky III, City Planning Associate and Iris Wan, City Planner representing the Department; King Woods and Steve Kim, architect, applicant's representatives.

**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 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.

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-2015-4704-MND, as recirculated on May 1, 2018 ("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 and Recommend that the City Council adopt, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F and 12.32 Q, a Vesting Zone Change for the property from C2-1 to (T)(Q)RAS4-1 to allow a Floor Area Ratio of 3:1 in lieu of 1.5:1;
3. Approve, pursuant to LAMC Section 12.24 W.24, a Conditional Use to permit the construction, use and maintenance of a hotel in the RAS4 and R4 Zones;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the on-site sales, dispensing and consumption of a full line of alcoholic beverages for the second-floor restaurant

- and mini-bars in each hotel guest room;
5. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow vehicular and pedestrian access from a less restrictive zone (RAS4-1) to a more restrictive zone (R4-1);
  6. Approve, pursuant to LAMC Section 12.28, Zoning Administrator Adjustments 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.
  7. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 120 guest rooms;
  8. Adopt the Conditions of Approval, as modified by the Commission, including staff's Technical Modifications, dated June 13, 2018; and
  9. Adopt the Findings.

Commissioner Millman seconded the motion and the vote proceeded as follows:

Moved: Dake Wilson

Seconded: Millman

Ayes: Ambroz, Choe, Khorsand, Mitchell, Padilla Campos, Perlman

Absent: Mack

**Vote: 8 - 0**

**MOTION PASSED**

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**ITEM NO. 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)

**IN ATTENDANCE:**

Jordann Turner, City Planner and Nick Hendricks, Senior City Planner, representing the Department;  
Michael Gonzales, Gonzales Law Group, representing the applicant.

**MOTION:**

Commissioner Dake Wilson put for 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 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.



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, pursuant to Los Angeles Municipal Code Section 12.24 U.26, a Conditional Use to allow a 45 percent Density Bonus for a total of 58 residential units (with 6 units, 15 percent, set aside for Very Low Income Households), in lieu of the base density of 40 residential units; to allow 0.5 parking space for the 0-1 bedroom units and 1 parking space for the 2 bedroom units; a Density Bonus Parking Incentive (pursuant to AB 744);
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), the following Off-Menu Waivers/Incentives:
  - a. Permit a Floor Area Ratio (F.A.R.) of 4.05:1 in lieu of the otherwise permissible 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 use in the C2-1VL-O zone; and
  - c. Permit a five (5)-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.
4. Adopt the Conditions of Approval, with modifications by the Commission, including staff's Technical Modification dated June 13, 2018; and
5. Adopt the Findings.

Commissioner Ambroz seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 1**

**MOTION PASSED**

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#### ITEM NO. 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

**IN ATTENDANCE:**

May Sirinopwongsagon, City Planner, City Planner representing the Department; Alfred Fraijo Jr., Shepard-Mullin, Richter & Hampton, LLP, representing the applicant.



**MOTION:**

Commissioner Ambroz moved to continue the matter to the City Planning Commission Meeting of July 12, 2018. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

**Vote: 8 - 0**

**MOTION PASSED**

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**ITEM NO. 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

**IN ATTENDANCE:**

Laura Franzin Steele, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal Planner representing the Department; Eric Lieberman, QES, representing the applicant; Humberto Quintana, representing the Office of Councilmember Rodriguez.

Staff presented the matter and the applicant addressed the Commission. Public testimony was also given by those present. The Council office and members from the community requested that the matter be continued to the meeting in the Valley, on June 28, 2018, to allow more community input.

**MOTION:**

Commissioner Millman moved to continue the matter to the City Planning Commission meeting of June 28, 2018. Commissioner Perlman seconded the motion, and the vote proceeded as follows:

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

**Vote: 7 - 1**

**MOTION PASSED**

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**ITEM NO. 1****DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Planning Director Vince Bertoni gave a brief update on the Housing Linkage Fee revisions approved by PLUM. President Ambroz requested that he provide a budget update in July.
- Minutes of Meeting:  
Commissioner Perlman moved to approve the Minutes of May 10, 2018. The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

**Vote: 8 - 0**

**MOTION PASSED**

- Minutes of Meeting:  
Commissioner Dake Wilson moved to approve the Minutes of May 23, 2018. The motion was seconded by Commissioner Perlman and the vote proceeded as follows:


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

**Vote: 8 - 0**

**MOTION PASSED**

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There being no further business before the Commission, the meeting adjourned at 12:20 p.m.

  
David Ambroz, President  
Los Angeles City Planning Commission

*YAHID KHORSAND  
FOR*

**ADOPTED**  
CITY OF LOS ANGELES

**JUN 28 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**

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