

# COMMISSION MEETING AUDIO

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

*Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300*

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

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – October 11, 2018; October 25, 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-2018-3450-ZC-HD-SPR-WDI**

CEQA: ENV-2018-3451-MND

Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 10 – Wesson Jr.

Last Day to Act: 12-18-18

**PUBLIC HEARING** – Completed October 17, 2018

**PROJECT SITE:** 6024 – 6034 West Jefferson Boulevard

**PROPOSED PROJECT:**

Construction, use, and maintenance of an approximately 218,778 square-foot corporate office, manufacturing, warehouse, and retail facility for “The Coffee Bean Tea & Leaf.” The project would consist of two buildings, Building A and Building B. Building A would front on Jefferson Boulevard and include a warehouse, manufacturing, roasting, and a retail coffee shop with a drive-thru and be comprised of 106,737 square feet of floor area and have a maximum height of 3 stories and 50 feet. Building B would include corporate offices, and occupy 112,041 square feet of floor area with a maximum height of 6 stories and 85 feet. The project will include 3,290 square feet of public plaza along the Jefferson Boulevard street frontage and 18,905 square feet between Buildings A and B for employee amenity space. Hours of operation for the facility would be 24 hours, daily.

**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-2018-3451-MND (“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 Section 12.32 F Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from M1-1VL to (T)(Q)M1-1;
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area; and
4. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvement request to waive the 5-foot easement and improvement required per Mobility Plan 2035 to widen the sidewalk along West Jefferson Boulevard to 15 feet.

**Applicant:**

6000 Jefferson BH, LLC

Representative: Brad Rosenheim and Heather Waldstein, Rosenheim & Associates

**Staff:** Jojo Pewsawang, City Planner  
[jojo.pewsawang@lacity.org](mailto:jojo.pewsawang@lacity.org)  
(213) 978-1214

6. [VTT-74521-1A](#)  
CEQA: ENV-2016-3751-MND  
Plan Area: Hollywood  
Related Case: CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR

Council District: 13 – O'Farrell  
Last Day to Act: 11-08-18  
Continued From: 09-13-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1600-1616 ½ North Schrader Boulevard;  
6533 Selma Avenue

**Note:** On August 20, 2018, an Erratum was issued to capture minor changes to the proposed project description. These changes are reflected below. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline. A second and third Errata were issued on August 28, 2018 and October 18, 2018, respectively, but do not impact the subject case.

**PROPOSED PROJECT:**

A Vesting Tentative Tract Map for the merger of five lots and re-subdivision into one ground lot and five airspace lots, in conjunction with the demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing ~~498~~ 191 guestrooms and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge space, and 100 parking spaces within three levels of subterranean parking; exterior rehabilitation of an existing, two-story 12-unit apartment building; and demolition and replacement of an existing detached garage building into a hotel accessory building for mechanical equipment. The proposed project includes a total of ~~83,605~~ 84,325 square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of ~~3.14~~ 3.17:1.

**APPEAL:**

An appeal of the August 3, 2018, Deputy Advisory Agency determination to:

1. Adopt the Mitigated Negative Declaration, and the Mitigation Monitoring Program prepared for the project; and
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, a Vesting Tentative Tract Map for the merger of five lots and re-subdivision into one ground lot and five airspace lots comprised of: (1) the existing 12-unit apartment building; (2) 2,850 square feet of ground floor commercial uses; (3) the 198-guest room hotel; (4) three levels of subterranean parking; and (5) the roof terrace.

**Applicant:** 1600 Hudson, LLC  
Representative: Alfred Fraijo, Jr., Sheppard, Mullin, Richter & Hampton, LLP

**Appellants:** Elle Farmer, UNITE HERE! Local 11

Schrader Boulevard Tenant's Association  
Representative: Mitchell M. Tsai, Attorney at Law

The Sunset Landmark Investments, LLC  
Representative: Daniel E. Wright, The Silverstein Law Firm

Coalition for Responsible Equitable Economic Development (CREED LA)

Representative: Tanya A. Gulesserian, Adams Broadwell Joseph and Cardozo

**Staff:** Jason Hernández, City Planning Associate  
[jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org)  
(213) 978-1276

7. **CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR**

CEQA: ENV-2016-3751-MND

Plan Area: Hollywood

Related Case No. VTT-74521-1A

Council District: 13 – O'Farrell

Last Day to Act: 11-08-18

Continued From: 09-13-18

**PUBLIC HEARING** – Completed July 18, 2018

**PROJECT SITE:** 1600-1616 ½ North Schrader Boulevard;  
6533 Selma Avenue

**PROPOSED PROJECT:**

Demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing 191 guestrooms and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge space, and 100 parking spaces within three levels of subterranean parking; exterior rehabilitation of an existing, two-story 12-unit apartment building; and demolition and replacement of an existing detached garage building into a hotel accessory building for mechanical equipment. The proposed project includes a total of 84,325 square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of 3.17:1.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Sections 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3751-MND, and Errata dated August 20, 2018, August 28, 2018 and October 18, 2018, and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the MND;
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 F and 12.32 Q, 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 Master Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, featuring live entertainment, in conjunction with the proposed ground floor restaurant and bar/lounge, a ground floor outdoor dining area, a third-floor outdoor terrace, a rooftop restaurant and bar/lounge, an outdoor rooftop patio area and hotel room controlled-access liquor cabinets;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the following reduced setbacks:
  - a. a 1-foot side yard setback for the detached accessory building, in lieu of a 5-foot side yard setback, as otherwise required for an accessory structure to an 11-story hotel building that is located beyond 30 feet from the rear lot line; and
  - b. a 7-foot rear yard setback for the existing apartment building, in lieu of a 15-foot rear yard setback, as otherwise required per LAMC Section 12.16 C.2, for a two-story residential building.
5. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development project that results in an increase of 50 or more guest rooms.

**Applicant:** 1600 Hudson, LLC  
Representative: Alfred Fraijo, Jr., Sheppard, Mullin, Richter & Hampton, LLP

**Staff:** Mindy Nguyen, City Planner

[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
(213) 978-1241

8. [VTT-74760-1A](#)  
CEQA: ENV-2016-4711-MND  
Plan Area: Central City  
Related Case: CPC-2016-4710-TDR-MCUP-SPR

Council District: 14 – Huizar  
Last Day to Act: 11-09-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1000 South Hill Street;  
1000 – 1034 South Hill Street; 220 226 West Olympic Boulevard

**PROPOSED PROJECT:**

The merger and re-subdivision of seven lots into one lot for residential and commercial condominiums for a maximum of 700 residential units and 15,000 square feet of commercial space.

**APPEAL:**

Appeal of the September 6, 2018, Deputy Advisory Agency determination to:

1. Adopt the Mitigated Negative Declaration, and the Mitigation Monitoring Program prepared for the project; and
2. Approve, pursuant to Section 17.03 of the Los Angeles Municipal Code, a Vesting Tentative Tract to permit the merger and re-subdivision of seven lots into one lot for residential and commercial condominiums for a maximum of 700 residential units and 15,000 square feet of commercial space.

**Applicant:** Onni Capital, LLC  
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

**Appellants:** Charles Carnow and Antonio Mendoza, UNITE HERE! Local 11  
  
Labor's International Union of America, Local 300  
Representative: Douglas Chermak, Lozeau Drury LLP

**Staff:** Michael Sin, City Planning Associate  
[Michael.sin@lacity.org](mailto:Michael.sin@lacity.org)  
(213) 978-1345

9. [CPC-2016-4710-TDR-MCUP-SPR](#)  
CEQA: ENV-2016-4711-MND  
Plan Area: Central City  
Related Case: VTT-74760-1A

Council District: 14 - Huizar  
Last Day to Act: 11-09-18

**PUBLIC HEARING** – Completed August 8, 2018

**PROJECT SITE:** 1000 South Hill Street;  
1000 – 1034 South Hill Street; 220 226 West Olympic Boulevard

**PROPOSED PROJECT:**

Demolition of an existing surface parking lot and the construction, use, and maintenance of a 60-story, mixed-use building (760 feet in height) with 700 residential dwelling units and 15,000 square feet of ground floor commercial/retail space. The Project includes 657,943 square feet of floor area on the 50,611 square-foot site, resulting in a Floor Area Ratio (FAR) of 13:1. The Project proposes a total of 1,075 vehicle parking spaces within seven subterranean levels and levels one through four above grade. A total of 708 long-term and 78 short-term bicycle parking spaces are proposed, along with approximately 86,976 square feet of open space and amenity areas for residents on the site. Seven street trees would be removed from the public right-of-way; 184 new trees are proposed, including 42 street trees.

**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-2016-4711-MND ("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 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 S. Figueroa Street for the approximate amount of 354,277 square feet of floor area to the Project site (Receiver Site), permitting an FAR of 13:1 and 657,943 square feet of floor area, in lieu of a 6:1 FAR and 303,666 square feet of floor area;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with up to four establishments; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in 50 or more residential units.

**Applicant:**

Onni Capital, LLC

Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

**Staff:**

Michael Sin, City Planning Associate

[Michael.sin@lacity.org](mailto:Michael.sin@lacity.org)

(213) 978-1345

10. [CPC-2018-4236-GPA](#)  
 CEQA: ENV-2018-4237-CE  
 Plan Area: Harbor Gateway

Council District: 15 - Buscaino  
 Last Day to Act: 01-28-19

**PUBLIC HEARING** – Completed October 16, 2018

**PROJECT SITE:** 20245 South Vermont Avenue (Primary address for case filing)

(40 parcels identified within the Del Amo Superfund Site, roughly bounded by: 190<sup>th</sup> Street on the North, Normandie Avenue on the West, Hamilton Avenue on the East, and Del Amo Boulevard on the South.)

**PROPOSED PROJECT:**

As requested by a United States Environmental Protection Agency (USEPA) Record of Decision and federal consent decree, a General Plan Amendment to add a footnote to the Harbor Gateway Community Plan Land use Map, restricting future development to commercial and industrial uses only, for all parcels identified as being located within the Del Amo Superfund Site. There is no development project proposed.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section, 15300, an Exemption from CEQA Class 5, (Minor Alterations in Land Use Limitations), Class 5, Category 12 of the City Guidelines (Minor alterations in land use limitations in areas with less than a 20 percent slope, which do not result in any changes in land use or density, 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 City Charter 555 and Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Harbor Gateway Community Plan to add a footnote to the Harbor Gateway Community Plan Map, prohibiting residential development on select parcels within the Del Amo Superfund site.

**Applicant:**

Carol Campagna, Shell Oil Co.

Representative: Michael R. Leslie, Boles Schiller Flexner LLP

**Staff:**

Debbie Lawrence, AICP, Senior City Planner

[debbie.lawrence@lacity.org](mailto:debbie.lawrence@lacity.org)

(213) 978-1163

11.

**CPC-2018-5222-SP**

CEQA: ENV-2018-5223-ND

Plan Areas: Westlake;

19

Silver Lake - Echo Park - Elysian Valley

Council Districts: 1 – Cedillo

13 – O'Farrell

Last Day to Act: 01-13-

**PROJECT AREA:**

The area consists of the Central City West Specific Plan area. The Central City West Specific Plan area is located immediately west of downtown Los Angeles, comprising of approximately 491 acres bounded generally by the Hollywood Freeway (US-101) on the north, the Harbor Freeway (SR-110) on the east, Olympic Boulevard on the south, and by Glendale Boulevard and Union Avenue on the west.

**PROPOSED PROJECT:**

The proposed ordinance was initiated by a City Council Motion adopted June 13, 2018, which instructed the Department of City Planning to amend the Central City West Specific Plan's (Specific Plan) affordable housing requirements. The ordinance includes the following changes: the method for calculating affordable dwelling units; the inclusion of additional income categories as an option to comply with the Specific Plan's Inclusionary Housing provision; replacement of the Specific Plan's "Housing Linkage fee" with commensurate fees required by the Citywide Housing Linkage Fee Ordinance; and phasing of the implementation of the modified housing requirements.

**RECOMMENDED ACTIONS:**

1. Recommend that the City Council find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-5223-ND ("Negative Declaration"), 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 judgment and analysis of the City; and recommend that the City Council adopt the Negative Declaration;
2. Approve and recommend that the City Council adopt the Ordinance amending the Central City West Specific Plan;
3. Adopt the staff report as the Commission's report on the subject; and
4. Approve and recommend that the City Council adopt the findings.

**Applicant:** City of Los Angeles

**Staff:** Giselle Corella, City Planning Associate  
[giselle.corella@lacity.org](mailto:giselle.corella@lacity.org)  
(213) 978-1357

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

**Thursday, November 29, 2018**

Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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