

# COMMISSION MEETING AUDIO

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CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, NOVEMBER 29, 2018 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

*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

## 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** – No Items

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.

6. **VTT-74852-1A**

Council District: 14 – Huizar

CEQA: ENV-2017-615-SCEA

Last Day to Act: 12-9-18

Plan Area: Central City

Related Case: CPC-2017-614-GPAJ-ZCJ-HD-SPR

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 554 - 562 South San Pedro Street; 555 - 561 South Crocker Street

**PROPOSED PROJECT:**

A Vesting Tentative Tract map to merge and re-subdivide the lots into one master ground lot and three airspace lots in conjunction with the construction of 382 residential apartment dwelling units and 2,250 square feet of commercial floor area.

**APPEAL:**

An appeal of the October 30, 2018, Deputy Advisory Agency's determination which:

1. Found, pursuant to Public Resources Code, Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-615-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; found that the City Council held a hearing on and adopted the SCEA on October 26, 2018 (CF 18-0889) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); find the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; found all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; found with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; found the SCEA reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA; and

2. Approved, pursuant to Los Angeles Municipal Code Sections 17.03 A and 17.15, a Vesting Tentative Tract to merge and re-subdivide the lots into one master ground lot and three airspace lots in conjunction with the construction 382 residential apartment dwelling units and 2,250 square feet of commercial floor area.

**Applicant:** Weingart Center Association  
Representative: Jim Ries, Craig Lawson & Co. LLC

**Appellants:** Daniel C. Burke, ADM Properties, L.P.  
  
Joseph Burk, Location 606, Inc.

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

7. **CPC-2017-614-GPAJ-ZCJ-HD-SPR**

CEQA: ENV-2017-615-SCEA

Plan Area: Central City

Related Case: VTT-74852-1A

Council District: 14 – Huizar

Last Day to Act: 12-29-18

**PUBLIC HEARING** – Completed October 10, 2018

**PROJECT SITE:** 554 - 562 South San Pedro Street; 555 - 561 South Crocker Street

**PROPOSED PROJECT:**

Demolition and removal of existing structures and two street trees and the construction, use and maintenance of 382 residential dwelling units (378 Very-Low Income Household units and 4 manager units) and 2,250 square feet of commercial floor area. The Project includes 48 trees and 26,060 square feet of open space, of which 10,245 square feet would also be utilized for Philanthropic Institutional uses. A total of 25,498 square feet of the Project's residential floor area will provide Philanthropic Institutional services such as counseling, career center, and computer training for tenants. The Project includes 32 vehicular parking spaces within one subterranean level and 291 bicycle parking spaces.

The Project consists of two buildings, Tower 1A and 1B, with a ground floor outdoor courtyard located between the two buildings. Tower 1A will be located on the eastern portion of the site, with a maximum height of 200 feet and 18 stories and would include 278 residential dwelling units (275 Very-Low Income Household units and 3 manager units). Tower 1B will be located on the western portion of the site, with a maximum height of 132 feet and 12 stories and would include 104 residential dwelling units (103 Very-Low Income Household units and 1 manager unit). The total proposed floor area of the Project is 222,574 square feet.

**REQUESTED ACTIONS:**

1. Find, pursuant to Public Resources Code, Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-615-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; find that the City Council held a hearing on and adopted the SCEA on October 26, 2018 (CF 18-0889) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); find the Project is a "transit priority project" as defined by PRC Section

- 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; find the SCEA reflects the independent judgment and analysis of the City; find the mitigation measures have been made enforceable conditions on the project; and adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA;
2. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City Community Plan to amend the land use designation of the Project site from Light Manufacturing to Regional Commercial and to amend Footnote No. 3 of the Community Plan to permit the Project site to exceed the 6:1 Floor Area Ratio (FAR) limitations;
  3. Pursuant to LAMC Section 12.32 F, a Vesting Zone Change and Height District Change from M2-2D to C2-4D and pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k), three Developer Incentives to permit:
    - a. A 35 percent increase in FAR for a maximum 8.1:1 FAR, or 223,615 square-feet, in lieu of the Development "D" Limitation of 6:1 FAR, or 165,641 square-feet;
    - b. A total of 26,060 square feet of open space and 48 trees (a 33 percent reduction in required open space and a 50 percent reduction in the number of required trees) in lieu of the 38,200 square feet of open space and 96 trees required pursuant to LAMC Section 12.21 G, and to permit a maximum of 76 percent of the open space to be provided as interior common area (47 percent or 12,285 square-feet) and covered outdoor areas (28 percent or 7,305 square feet) in lieu of the maximum 25 percent of interior common open space and that all open spaces be open to the sky as regulated pursuant to LAMC Section 12.21 G; and
    - c. Parking spaces shall not be required for dwelling units set aside for households earning less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department in lieu of the parking required pursuant to 12.21 A.4.
  4. Pursuant to LAMC Section 16.05, Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

**Applicant:** Weingart Center Association  
Representative: Jim Ries, Craig Lawson & Co. LLC

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

8. [CPC-2016-4345-CA](#)  
CEQA: ENV-2016-4346-CE  
Plan Areas: All

Council Districts: All  
Last Day to Act: 11-30-18  
Continued From: 07-12-18;  
10-11-18

**PUBLIC HEARING** – Completed July 12, 2018, October 11, 2018

**PROJECT SITE:** Citywide

**PROPOSED PROJECT:**

An ordinance amending Sections 12.03 and 12.22 and repealing portions of Section 12.24 of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units in accordance with State law.

**RECOMMENDED ACTIONS:**

1. Recommend that the City Council determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and CEQA Guidelines Sections 15061(b)(3), 15301, 15302 and 15303, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, approve the proposed ordinance and recommend its adoption by the City Council;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

**Applicant:** City of Los Angeles

**Staff:** Matthew Glesne, City Planner  
[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)  
(213) 978-2666

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

**Thursday, December 13, 2018**

Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

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