

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 13, 2018 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, AIA, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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 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** (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. **CPC-2016-3180-VZC-MCUP-SPR**

CEQA: ENV-2016-3181-MND

Plan Area: Wilshire

Related Case: VTT-74230

Council District: 1 – Cedillo

Last Day to Act: 12-13-18

Continued from: 10-11-18

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

REQUEST BY THE APPLICANT TO CONTINUE UNTIL FEBRUARY 14, 2019.

PROPOSED PROJECT:

The demolition of an existing gas station, 32 apartment units and 8,942 square feet of medical office, and the use, construction and maintenance of a seven-story mixed-use building with 228 residential units and 53,498 square feet of commercial uses. The project includes 565 vehicular parking spaces within two levels of subterranean, at-grade and mezzanine level parking. Additionally, the project would provide 310 bicycle parking spaces (including 260 long-term and 50 short-term spaces). The site contains two existing billboards which are proposed to remain.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2016-3181-MND as adopted on February 23, 2018, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to City Charter Section 558 and Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1 and R4-1 to RAS4-1;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a market and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three establishments; and
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of 50 or more guest rooms.

Applicant: OV, LLC
Representative: Michael Jang, Hankook Property Management

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

7. **VTT-74200-1A**

CEQA: ENV-2012-2055-EIR, SCH No. 2014061066

Plan Area: Central City North

Related Case: CPC-2012-2054-GPA-ZC-HD-MCUP-SPR

Council District: 1 – Cedillo

Last Day to Act: 12-13-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 129-135 West College Street;
924 North Spring Street

PROPOSED PROJECT:

A Vesting Tentative Tract Map on a 4.9-acre site for street vacation purposes.

APPEAL:

Appeal of the November 6, 2018, Deputy Advisory Agency’s determination which:

1. Certified the College Station Project EIR which includes the Draft EIR, ENV-2012-2054-EIR (SCH No. 2014061066) dated March 2018, the Final EIR, dated August 2018, and the whole of the administrative record and, adopted the related and prepared College Station Project Environmental Findings, and the Mitigation Monitoring Program prepared for the College Station Project EIR; and
2. Approved, pursuant to the Los Angeles Municipal Code Section 17.15, a Vesting Tentative Tract Map on a 4.9-acre site for street vacation purposes.

Applicant: Jeffrey Goldberger, Atlas Capital Group LLC
Representative: Kyndra Casper, DLA Piper LLC

Appellants: Southwest Regional Council of Carpenters
Representative: Nicholas Whipps, Wittwer Parkins LLP

Laborer’s International Union of North America, Local 300
Representative: Richard Drury, Lozeau Drury LLP

Coalition for Responsible Equitable Economic Development (CREED LA)
Representative: Tanya Gulesserian, Adams Broadwell Joseph and Cardozo

Staff: Johnny Le, Planning Assistant
johnny.le@lacity.org
(213) 847-3627

8. [CPC-2012-2054-GPA-ZC-HD-MCUP-SPR](#) Council District: 1 – Cedillo
CEQA: ENV-2012-2055-EIR, SCH No. 2014061066 Last Day to Act: 12-13-18
Plan Area: Central City North
Related Case No. VTT-74200-1A

PUBLIC HEARING – Completed September 26, 2018

PROJECT SITE: 129-135 West College Street;
924 North Spring Street

PROPOSED PROJECT:

The construction, use and maintenance of a seven-story mixed-use development with up to 770 multi-family residential units and 51,390 square feet of commercial uses, totaling up to 642,239 square feet of floor area on a 4.92-acre vacant site. Residential uses would be located within six, five-story buildings with a maximum building height of 80 feet, arranged around a series of central courtyards on top of a two-story podium. The podium would contain parking uses wrapped with ten, two-story residential townhouses and ground-floor commercial uses along College Street and Spring Street (including a 37,520 square-foot grocery market, 8,000 square feet of restaurants, and 5,870 square feet of retail uses). The Project includes the removal and export of approximately 192,000 cubic yards of soil for two levels of subterranean parking.

Recommended Project (Modified Alternative 5 – Reduced Residential and Increased Commercial Project):

The construction, use and maintenance of a seven-story mixed-use development with up to 725 multi-family residential units and 51,600 square feet of commercial uses, totaling up to 618,580 square feet of floor area on a 4.92-acre vacant site. Residential uses would be located within five, five-story buildings with a maximum building height of 80 feet, arranged around a series of central courtyards on top of a two-story podium. The podium would contain parking uses wrapped with ground-floor commercial uses along College Street and Spring Street (including a 37,600 square-foot grocery market, 8,000 square feet of restaurants, and 6,000 square feet of retail uses). The Project includes the removal and export of approximately 80,000 cubic yards of soil for one level of subterranean parking.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2012-2055-EIR, SCH No. 2014061066, which includes the Draft EIR dated March 2018, the Final EIR, dated August 2018, and the Errata, dated November 2018 (College Station Project EIR), as well as the whole the administrative record for the above-referenced project;
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 City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City North Community Plan to re-designate the site from the Hybrid Industrial to Regional Center Commercial land use;
5. Pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from UC(CA) (Urban Center Zone of the Cornfield Arroyo Specific Plan) to C2-2 (Commercial Zone and Height District 2), to reflect the Project site's exemption from CASP provisions;
6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at one establishment, and on-site consumption for up to seven establishments; and
7. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units.

Applicant: Jeffrey Goldberger, Atlas Capital Group LLC
Representative: Kyndra Casper, DLA Piper LLC

Staff: Johnny Le, Planning Assistant
johnny.le@lacity.org
(213) 847-3627

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

Thursday, December 20, 2018

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at cpc@lacity.org.