

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 10, 2019

LOS ANGELES CITY COUNCIL CHAMBERS
200 NORTH SPRING STREET ROOM 340
LOS ANGELES, CALIFORNIA 90012

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS, LOCATE** THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**" BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:33 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Caroline Choe, Marc Mitchell and Dana Perlman in attendance. Commissioners Karen Mack and Veronica Padilla-Campos arrived at approximately 8:35 a.m. Commissioner Dake Wilson was absent.

Also in attendance were Vince Bertoni, Planning Director, Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were James Williams, Commission Executive Assistant II, Marcos Godoy, Support Staff and Rocky Wiles, City Planner.

Language translators, Ana Gallo (Spanish), Keneth Chen (Mandarin) and Alice Leung (Chinese), were in attendance, requested for Item No. 9.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of Planning, introduced the Department's new Deputy Directors and explained the Planning Department's new organizational structure, under the new and existing Planning Deputies. Each of the new Deputy Directors, Shana Bonstin, Tricia Keane and Arthi Varma, gave a brief introduction of themselves.
- Amy Brothers, Deputy City Attorney reported on a case pertaining to project approvals within the Venice Specific Plan and other Coastal Zones. The Appellate Court supported the July 2017, decision of the Trial Court that the City's exemptions for small projects were appropriate, because they are ministerial and do not require notice or a public hearing. In regards to the Martin Cadillac project, the Appellate Court's decision in favor of the City issued last spring, was upheld by the State's Supreme Court which denied the appellant's petition for review and denied the request to de-publish the Appellate Court summary judgement.
- Minutes of Meeting:
Commissioner Perlman moved the Minutes of Meeting for November 29, 2018. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no request to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the Consent Calendar.

ITEM NO. 6

[ADM-2018-5752-DB-SIP](#)

CEQA: N/A

Plan Area: San Pedro

Council District: 15 - Buscaino

Last Day to Act: 02-28-19

PUBLIC HEARING HELD

PROJECT SITE: 456 West 9th Street

IN ATTENDANCE:

Connie Chauv, City Planner, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Cody Snyder representing the applicant; Alison Becker, representing the Office of Councilmember Buscaino.

Commissioner Millman recessed the meeting at 9:47 a.m. The meeting reconvened at 10:00 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla-Campos and Perlman in attendance.

MOTION:

Commissioner Millman put forth the actions below in conjunction with the approval of the following project, with modifications, if any, stated on the record:

The construction, use, and maintenance of a 6-story mixed-use development containing 91 dwelling units, a 2,597 square-foot residential community center, and 4,953 square feet of commercial space. The project will provide 100 percent affordable units, exclusive of a market-rate manager's unit, which will include 54 dwelling units for Low Income Household occupancy and 36 dwelling units for Very Low Income Household occupancy. The building will have 4 residential levels over 2 levels of parking with ground-floor commercial and community center space, with a maximum building height of 75 feet. The project will encompass 111,504 square feet of floor area and have a maximum Floor Area Ratio (FAR) of 2.86:1. The project will provide 111 vehicular parking spaces, 72 long-term bicycle parking spaces, and 10 short-term bicycle parking spaces. An existing municipal surface parking lot will be demolished.

1. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review with two Off-Menu Incentives in conjunction with a set-aside of 50 percent of the total density for Low Income Households:
 - a. An Off-Menu Incentive, pursuant to LAMC Section 12.22 A.25(g)(3), to permit a 0-foot westerly side yard setback in lieu of the 9-foot side yard setback otherwise required for a 6-story building in the C2-2D-CPIO Zone; and
 - b. An Off-Menu Incentive, pursuant to LAMC Section 12.22 A.25(g)(3), to permit a 0-foot easterly side yard setback in lieu of the 9-foot side yard otherwise required for a 6-story building in the C2-2D-CPIO Zone.
2. Determine, pursuant to California Government Code (Gov.) Section 65913.4, that the project is a Streamlined Infill Project (SIP) for a development that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c);
3. Determine, pursuant to Gov. Section 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

CPC-2016-2568-GPA-VZC
CEQA: ENV-2016-2569-MND
Plan Area: Arleta - Pacoima

Council District: 7 – Rodriguez
Last Day to Act: 01-10-19

PUBLIC HEARING HELD

PROJECT SITE: 12420 West Osborne Street

IN ATTENDANCE:

Lauren Frazin-Steele, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Veronica Becerra, Rabuild Commercial Services representing the applicant.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project, with modifications, if any, stated on the record:

Demolition of an existing one-story, approximately 940 square-foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square-foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk-in refrigeration, storage, and laundry room with 11 parking spaces all on a 11,628 square-foot lot.

1. Find, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2569-MND ("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 a resolution approving a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial;
3. Approve and recommend that the City Council adopt a Zone Change from R1-1-CUGU to (T)[Q]MR 1-1-CUGU;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings as amended by the Commission, including Staff's Technical Modification dated January 2, 2019.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 8

CPC-2018-5152-SN-SP

CEQA: ENV-2015-2497-EIR (4th Addendum)
Plan Area: South Los Angeles; Southeast Los Angeles;
Westlake

Council Districts: 9 – Price
1 – Cedillo
Last Day to Act: 03-18-19

PUBLIC HEARING – Completed November 7, 2018

PROJECT SITE: 3939 South Figueroa Street; 3912 South Grand Avenue;
1320 West 12th Place

IN ATTENDANCE:

Adam Villani, City Planner, Milena Zasadzien, City Planner and Heather Bleemers, Senior City Planner, representing the Department; DJ Moore, Latham & Watkins, representing the applicant; Benny Tran, Los Angeles Football Club (LAFC), applicant; Sherilyn Correa, Director of Planning and Economic Development representing the Office of Councilmember Price.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following, with modifications, if any, stated on the record:

Amendments to the Coliseum Specific Plan and the Coliseum and Soccer Stadium Sign District to expand those plan overlays to include two additional non-contiguous parcels adjacent to the I-110 (Harbor) Freeway and regulate signage therein, with the intent of allowing a freestanding digital sign on each of those two parcels visible from the freeway.

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 previously certified Environmental Impact Report, Case No. ENV-2015-2497-EIR, certified on December 18, 2015 and as supported by addenda dated September 2015, (with Erratum dated March 2016), May 2017, June 2017, and October 4, 2018; and pursuant to CEQA Guidelines 15162 and 15164, that no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. Recommend that the City Council adopt an amendment to the Coliseum District Specific Plan;
3. Recommend that the City Council adopt an amendment to the Coliseum and Soccer Stadium Sign District;
4. Adopt the Staff Report as the Commission's report on the subject; and
5. Adopt the Findings.

Commissioner Choe seconded the motion. Commissioners Ambroz and Millman offered friendly amendments to the motion. Commissioners Perlman and Choe accepted the amendments and the vote proceeded as follows:

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

Vote: 7 – 1

MOTION PASSED

Commission President Millman recessed the meeting for lunch at 11:40 a.m. The meeting reconvened at 11:59 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Mitchell and Padilla-Campos in attendance. Commissioner Perlman left the meeting.

ITEM NO. 9

CPC-2018-5580-SP

CEQA: ENV-2009-599-EIR

Plan Area: Central City North; Northeast Los Angeles
Silverlake – Echo Park – Elysian Valley

Council District: 1 – Cedillo

Last Day to Act: 03-17-19

PUBLIC HEARING – Completed November 7, 2018

PROJECT AREA:

The project is bounded by the intersection of San Fernando Boulevard and Avenue 26 on the north; Pasadena Avenue and the Golden State Freeway (I-5) on the east; Main Street for the portion of the project east of the Los Angeles River (River) and the railroad right of way for the portion of the project west of the River on the south; and Broadway Boulevard on the west. The project area includes portions of the Chinatown and Lincoln Heights communities. The River and the Golden State Freeway bisect the project area north to south and the Arroyo Seco and Arroyo Seco Parkway run east to west through the northeastern section of the project area. The project area includes the Metro Lincoln Heights/Cypress Park and Chinatown Gold Line Stations and abuts the Heritage Square Station in the southwest and northeast corners of the project area respectively.

IN ATTENDANCE:

Gabriela Juarez, City Planner, Haydie Urita-Lopez, Senior City Planner, Craig Weber, Principal City Planner and Shana Bonstin, Deputy Planning Director representing the Department; Gerald Gubatan, Planning Director, representing the Office of Councilmember Cedillo.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following with modifications, if any, stated on the record:

The proposed ordinance was initiated by a City Council Motion adopted on June 20, 2018, which instructed the Department of City Planning to amend Strategy B of the affordable housing incentives in the Cornfield - Arroyo Seco Specific Plan ("CASP"). The ordinance proposes to remove the Bonus Square Footage Table Footnote, eliminating the five-year time limit which will reinstate the expired Affordable Housing Strategy B incentives as originally adopted in 2013.

1. Recommend that the City Council 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 previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on April 2, 2013; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Recommend that the City Council adopt the Ordinance amending the Cornfield - Arroyo Seco Specific Plan;
3. Adopt the staff report as the Commission's report on the subject; and
4. Recommend that the City Council adopt the Findings.

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

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

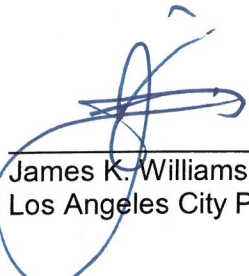
Vote: 6 – 1

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 12:26 p.m.



Samantha Millman, President
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

FEB 14 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**