

COMMISSION MEETING AUDIO

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CITY PLANNING COMMISSION
CORRECTED AGENDA
THURSDAY, FEBRUARY 14, 2019 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012
(Item 10 - project description**)

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 – December 20, 2018; January 10, 2019

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** Council District: 1 – Cedillo
 CEQA: ENV-2016-3181-MND Last Day to Act: 02-14-19
 Plan Area: Wilshire Continued from: 12-13-18
 Related Case: VTT-74230

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

****ITEM TO BE CONTINUED TO MARCH 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.

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

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

7. **VTT-74193-CN-1A** Council District: 9 – Price
 CEQA: ENV-2016-1892-EIR; SCH No. 2016071049 Last Day to Act: 02-14-19
 Plan Area: South Los Angeles
 Related Case: CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR

PUBLIC HEARING REQUIRED

PROJECT SITE: 3900 South Figueroa Street;
 3900-3972 South Figueroa Street;

3901-3969 South Flower Drive;
450 West 39th Street

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the merger and resubdivision of an approximately 4.4-acre (191,047 square-foot) site into one ground lot and eight commercial condominium lots for a mixed-use development and to vacate a portion of the existing right of way along Flower Drive as shown on map stamp-dated August 30, 2018, and a Haul Route for the export of 60,800 cubic yards of soil.

APPEAL:

Appeal of the December 7, 2018, Advisory Agency determination which:

1. Certified the Fig Project EIR and adopted the Environmental Findings, the Statement of Overriding Considerations and the Mitigation Monitoring Program prepared for the Fig Project EIR; and
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map and a Haul Route.

Note:

The Advisory Agency also Dismissed without Prejudice, pursuant to LAMC Section 12.21 C.2(b), an Adjustment to reduce the minimum width of passageways between buildings required from ten feet to five feet. However, this action is not appealable.

Applicant: Ventus Group
Representative: William Delvac, Armbruster, Goldsmith & Delvac, LLP

Appellants: Jim Childs, West Adams Heritage Association (WAHA)
Mitchell M. Tsai, SAJE

Staff: Milena Zasadzien, City Planner
milena.zasadzien@lacity.org
(213) 847-3636

8. [CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR](#)
CEQA: ENV-2016-1892-EIR; SCH No. 2016071049
Plan Area: South Los Angeles
Related Case: VTT-74193-CN-1A

Council District: 9 – Price
Last Day to Act: 02-14-19

PUBLIC HEARING – Completed November 7, 2018

PROJECT SITE: 3900 South Figueroa Street
3900-3972 South Figueroa Street;
3901-3969 South Flower Drive;
450 West 39th Street

PROPOSED PROJECT:

The Fig Project (Project) is a seven-story mixed-use development comprised of hotel, student, and mixed-income housing components, within three separate buildings with maximum building heights of up to 83-feet. The hotel component includes 298 guest rooms, 15,335 square feet of retail and restaurant uses, 13,553 square feet of shared guest and public amenities, and 7,203 square feet of public meeting spaces, including a basement level. The student housing component includes 222 units and 32,991 square feet of retail and restaurant uses. The mixed-income housing component includes 186 dwelling units (82 dwelling units reserved for Low Income Households), 20,364 square

feet of office, and 7,000 square feet of retail and restaurant uses. All three components would be served by a central eight-story, above-ground parking structure, containing one subterranean parking level and a rooftop amenity level, with a maximum building height of up to 90-feet. The Project results in up to 620,687 square feet of floor area, and a floor area ratio (FAR) of 3.25:1, including a commercial FAR of 0.50:1. The Project includes the removal of eight multi-family residential buildings within the Flower Drive Historic District, the removal of surface parking areas, and the export of approximately 60,800 cubic yards of soil.

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-2016-1892-EIR, SCH No. 2016071049, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of the proposed project with full knowledge that significant impacts may remain;
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 Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from C2-1L and R4-1L to (T)(Q)C2-2D (with Development Limitations) to facilitate:
 - a. An increase in FAR to 3:25:1 for a mixed-use project including affordable housing and student housing, in conformance with Southeast Los Angeles Community Plan Footnote No. 14; and
 - b. An increase in allowable height from six stories/75-feet to eight stories/90-feet.
5. Pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit for a hotel use in the C2 Zone within 500 feet of an R Zone;
6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of six (6) establishments, including hotel and restaurant uses;
7. Pursuant to LAMC Section 12.24 X.22, a Determination to allow building heights of up to 90-feet within 100 to 199 feet of the OS Zone, in lieu of the maximum 61 feet permitted within 100 to 199 feet of an RW1 or more restrictive zone, as established under the transitional height requirements of LAMC Section 12.21.1 A.10; and
8. Pursuant to LAMC Section 16.05, a 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: Ventus Group
Representative: William Delvac, Armbruster, Goldsmith & Delvac, LLP

Staff: Milena Zasadzien, City Planner
milena.zasadzien@lacity.org
(213) 847-3636

9. [CPC-2016-4888-TDR-SN-MCUP-SPR](#)
CEQA: ENV-2016-4889-EIR; SCH No. 2017101008
Plan Area: Central City
Related Case: VTT-74868

Council District: 14 – Huizar
Last Day to Act: 02-19-19

PUBLIC HEARING - Completed December 19, 2018

PROJECT SITE: 1001 Olympic Boulevard;
911-955 South Georgia Street;

1000-1016 West James M. Wood Boulevard;
936-950 South Bixel Street;
1013-1025 West Olympic Boulevard

PROPOSED PROJECT:

Demolition of an existing medical office building, urgent care facility and associated surface parking. The Project proposes a mixed-use development consisting of up to 879 residential units, a 1,000 room hotel, and 40,000 square feet of commercial space within three towers, with heights of 43 stories, 53 stories, and 65 stories(maximum height of 853 feet) built on a four-story podium. The project proposes a Floor Area Ratio (FAR) of 13:1.

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 the previously certified Environmental Impact Report No. ENV-2016-4889-EIR (SCH No. 2017101008) certified on January 2, 2019 and no subsequent EIR, Negative Declaration or Addendum is required for approval of the project;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) for over 50,000 square-feet to the Project Site (Receiver Site), thereby permitting a maximum 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
3. Pursuant to LAMC Sections 13.11 and 12.32 S, the creation of an “SN” Sign District;
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

Applicant: Joseph Lin, LA Gateway, LLC
Representative: Francis Park, Park & Velayos, LLP

Staff: Jason McCrea, Planning Assistant
jason.mccrea@lacity.org
(213) 847-3672

10. [DIR-2018-5510-TOC-1A](#)
CEQA: ENV-2018-5511-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 02-25-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1822 South Overland Avenue

PROPOSED PROJECT:

*Demolition of an existing duplex and the construction, use and maintenance of a 67-foot tall residential building with **16** residential units. The project sets aside two units for Extremely Low Income Households. ***

The Commission may consider based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal in part, of the December 11, 2018, Planning Director's determination which:

*Approved, pursuant to Sections 12.22 A.25(g) and 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project allowing a 70 percent increase in density for a Tier 3 project totaling **16** dwelling units with two units set aside as affordable housing units for Extremely Low Income (ELI) Households for a period of 55 years along with the following three incentives:***

- a. Height. A maximum height of 67 feet in lieu of the maximum permitted height of 45 feet;
- b. Setbacks (Sides). A 30 percent reduction in required side yard setbacks to allow 6-foot 4-inch side-yard setbacks in lieu of the required 9-foot side-yard setback; and
- c. Open Space. A 25 percent reduction in required open space, to allow 1,537.5 square-feet in lieu of 2,050 square-feet.

Note:

The appellant's appeal contends that the distance of the project's proximity to a Major Transit Stop is greater than 1500 feet and that the project be based on a Tier 2 designation in lieu of Tier 3.

Applicant: NELA Homes
Representative: Warren Techentin Architecture

Appellant: David Wang

Staff: Jeanalee Obergfell, City Planning Associate
jeanalee.obergfell@lacity.org
(213) 978-0092

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

Thursday, February 28, 2018

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

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