

# COMMISSION MEETING AUDIO

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JUNE 13, 2019 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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

- Update on City Planning Commission Status Reports and Active Assignments
- Presentation from the Department of City Planning and the Department of Building and Safety on the Enforcement of Entitlement Conditions
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – May 23, 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 (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-2018-3430-DB-SPR**

CEQA: ENV-2018-3431-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

Last Day to Act: 06-13-19

**PUBLIC HEARING** - Completed May 13, 2019

**PROJECT SITE:** 11701-11719 West Gateway Boulevard; 2511 South Barrington Avenue

**PROPOSED PROJECT:**

Demolition of commercial office uses and the construction, use and maintenance of a five-story, 73-unit, mixed-used development with 5,899 square feet of commercial uses. The Project will set aside six units for Very Low Income Households, which is 11 percent of the base density. The Project will provide a total of 90 parking space within two subterranean and one at-grade level of parking.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus for a Housing Development with a total of 73 units [with six units – 11 percent of the base density set aside for Very Low Income Households]; and pursuant to LAMC Section 12.22 A.25(g)(3), two Off-Menu Incentives:
  - a. An Off-Menu Incentive to permit a maximum Floor Area Ratio (FAR) of 3.25:1 in lieu of 1.5:1 in the C2-1VL Zone; and
  - b. An Off-Menu Incentive to permit a height increase to 56 feet in lieu of the otherwise required 25 feet and 36 feet otherwise required by Transitional Height, and 45 feet otherwise required by the C2-1VL Zone, and to allow five stories in lieu of three stories; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review to allow a development with more than 50 residential units.

**Applicant:** Bob Halavi, Camdaily, LLC

Representatives: Daniel Ahadian, Nur Development Consulting

Aaron Green, President of Afriat Consulting Group Inc.

**Staff:** Oliver Netburn, City Planner

6. **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: 06-13-19

**PUBLIC HEARING** - Completed December 19, 2018; February 14, 2019

**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; and
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.

**ON FEBRUARY 14, 2019, THE CITY PLANNING COMMISSION TOOK THE FOLLOWING ACTION:**

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Olympia Project EIR, No. ENV-2016-4889-EIR, SCH No. 2017101008, previously certified on January 29, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration or addendum is required for approval of the project;
2. Approved and recommended that the City Council adopt, pursuant to Sections 13.11 and 12.32 S of the Los Angeles Municipal Code (LAMC), the Supplemental Use District to establish the Olympia Sign District for the Project Site, as modified by the Commission;
3. Approved, 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
4. Approved, pursuant to LAMC Section 16.05, a 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

7. **CPC-2018-617-DB-SPR**

ENV-2018-618-CE

Plan Area: Wilshire

Related Case: CPC-2018-656-DB-SPR

Council District: 4 – Ryu

Last Day to Act: 06-13-19

**PUBLIC HEARING** – Completed February 6, 2019

**PROJECT SITE:** 3323 West Olympic Boulevard; 970-996 South Manhattan Place

**PROPOSED PROJECT:**

Demolition of an existing medical building and a surface parking lot and the construction, use and maintenance of a seven-story mixed-use development consisting of 94 residential dwelling units including eight units, which is 11 percent of the base density, reserved for Very Low Income Households and 3,260 square feet of commercial space. The Project will provide a total of 168 parking spaces within two levels of subterranean and one at-grade level of parking.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, (Class 32), 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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a Housing Development with a total of 94 units (with eight units, or 11 percent of the base density set aside for Very Low Income Households) in lieu of the base density of 69 units; and pursuant to LAMC Section 12.22 A.25(g)(2) and 12.22 A.25(g)(3), one On-Menu Incentive and two Off-Menu Incentives:
  - a. An On-Menu Incentive to permit Floor Area Ratio (FAR) Averaging, Density Averaging and permitting Vehicular Access across parcels;
  - b. An Off-Menu Incentive to permit a maximum FAR of 4.71:1 in lieu of 1.5:1 in the C2-1 Zone and 3:1 in the R3-1 and R4-1 Zones; and
  - c. An Off-Menu Incentive to permit a height increase to 84 feet in lieu of the maximum permitted height of 45 feet in the R3-1 Zone.
3. Pursuant to LAMC Section 16.05, a Site Plan Review to allow a development with more than 50 residential units.

**Applicant:** Kevin Read, Bastion Development Corporation  
Representative: Dominic Hong, TDA Consultants

**Staff:** Michelle Carter, City Planning Associate  
[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)  
(213) 978-1262

8. **CPC-2018-656-DB-SPR**

ENV-2018-618-CE

Plan Area: Wilshire

Related Case: CPC-2018-617-DB-SPR

Council District: 4 – Ryu

Last Day to Act: 06-13-19

**PUBLIC HEARING** – Completed February 6, 2019

**PROJECT SITE:** 975-981 South Manhattan Place

**PROPOSED PROJECT:**

Demolition of a single-family dwelling and surface parking lot and the construction, use and maintenance of a seven-story residential building with 95 dwelling units. The Project will set aside eight units, which is 11 percent of the base density, for Very Low Income Households. The Project will provide a total of 149 residential parking spaces within two subterranean levels and one at grade level.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, (Class 32), 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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a Housing Development with a total of 95 units, reserving eight units or 11 percent of the base density, for Very Low Income Households, in lieu of the base density of 71 units; and pursuant to LAMC Section 12.22 A.25(g)(2) and 12.22 A.25(g)(3), one On-Menu Incentive and one Off-Menu Incentive:
  - a. An On-Menu Incentive to permit Vehicular Access across parcels; and
  - b. An Off-Menu Incentive to permit a maximum FAR of 5.31:1 in lieu of the of the 1.5:1 and 3:1 otherwise permitted by the C2-1 and R4-1 Zones, respectively; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review to allow a development with more than 50 residential units.

**Applicant:** Kevin Read, Bastion Development Corporation  
Representative: Dominic Hong, TDA Consultants

**Staff:** Joann Lim, City Planning Associate  
[joann.lim@lacity.org](mailto:joann.lim@lacity.org)  
(213) 978-1341

9. [CPC-2017-3854-VZC-ZV-CU-ZAD-SPR](#)  
ENV-2017-3855-MND  
Plan Area: South Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 06-13-19

**PUBLIC HEARING** – Completed January 3, 2019

**PROJECT SITE:** 1810-1812 Venice Boulevard;  
1605-1609 Berendo Street; 1608-1618 Catalina Street

**PROPOSED PROJECT:**

Demolition of an existing 16,964 square-foot building, and the construction of a new 142,306 square-foot, 7-story 77-foot tall building for storage of household goods, on 10 lots with a total area of 33,288 square-feet. The proposed building will have a Floor Area Ratio (FAR) of 4.27:1 and contain approximately 1,527 units. The hours of operation will be from 7:00 a.m. to 8:00 p.m. daily and the proposed Project will provide 24 automobile parking spaces in lieu of 47, and 6 bicycle parking spaces in lieu of 30.

**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-2017-3855-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.Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from CM-1-CPIO to CM-2;
3. Pursuant to LAMC Section 12.27, a Zone Variance to allow reduced parking of 24 spaces in lieu of 47 required spaces;
4. Pursuant to LAMC Section 12.24.W.50, a Conditional Use Permit for the construction of a building for storage of household goods within 500 feet of an R zone;
5. Pursuant to LAMC Section 12.24.W.37, a Conditional Use Permit for parking in an R zone;
6. Pursuant to LAMC Section 12.24.X.22, a Zoning Administrator's Determination for relief from the transitional height regulation to allow a building taller than 33 feet within 50 to 99 feet of an A 1 Zone, and taller than 61 feet within 100-199 feet of an A 1 Zone; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area.

**Applicant:** John Murphy  
Representative: Stacey Brenner, Brenner Consulting Group Inc.

**Staff:** Alan Como, City Planner  
[alan.como@lacity.org](mailto:alan.como@lacity.org)  
(213) 473-9985

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

**Thursday, June 27, 2019**  
Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

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) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org).