

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, JUNE 13, 2019**  
LOS ANGELES CITY COUNCIL CHAMBERS  
200 NORTH SPRING STREET, ROOM 340  
LOS ANGELES, CA 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](http://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 8:36 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Helen Leung, Karen Mack, Marc Mitchell and Dana Perlman in attendance.

Commissioners Caroline Choe and Veronica Padilla-Campos were not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Kevin J. Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commissioner Office Manager and Marcos G. Godoy, Office Service Assistant.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince Bertoni, Director of Planning reported on the following:
  - Accessory Dwelling Units (ADU). ADU’s are a potential source of housing for Los Angeles. In the past few years following State Law, an estimate of 5,000 units has been produced annually through the entitlement process for ADU. There has been a significant increase in that production.
  - Introduced, Phyllis Nathanson, Senior City Planner, to provide a brief summary on the Sign Ordinance and update on the direction of Plan and Land Use Management Committee.
  - Introduced, Bob Dueñas, Principal City Planner; Frank Bush, General Manager, Frank Lara, Assistant Deputy Supervisor of Building II, and Charlie Nguyen, representing the Department of Los Angeles Building and Safety (LADBS). In depth review and discussion of Planning and LADBS enforcement regarding Complaint Process, Enforcement Implementation and Extent of Enforcement.
- Donna Wong, Deputy City Attorney, had no report.
- There were no requests by the any of the Commissioners.
- Minutes of Meeting:  
Commissioner Perlman moved to approve the Minutes of Meeting May 23, 2019.  
Commissioner Leung seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

There were no requests to address the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5**

**CONSENT CALENDAR** – (Item 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.

**MOTION:**

Commissioner Ambroz moved to approve the consent calendar, including Staff's Technical Modification dated June 10, 2019. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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President Millman recessed the meeting at 9:58 a.m. The meeting reconvened at 10:06 a.m. with Commissioners Ambroz, Khorsand, Leung, Mack, Mitchell and Perlman in attendance.

Commissioner Leung did not participate in the vote for Item No. 06.

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**ITEM NO. 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

**IN ATTENDANCE:**

Jason McCrea, Planning Assistant, and Heather Bleemers, Senior City Planner, representing the Department; Frances Park, Park & Velayos, LLP, representing the applicant; and Joseph Lin, LA Gateway, LLC, applicant.

**MOTION:**

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

The Project proposes to develop a mixed-use project (Project) on a 141,987-square-foot site (3.26 acres) located within the Central City Community Plan area of the City of Los Angeles (City). The Project includes three high-rise towers (65-story 'Tower A'; 43-story 'Tower B'; and 53-story 'Tower C'), including a four-story podium connecting all three towers. The Project would provide up to approximately 163,015 square feet of open space and recreational amenities. Overall, the new building would comprise up to 1,845,831 square feet of floor area. A Sign District is proposed for the Project Site. The tallest tower, Tower A, would have a maximum height of 853 feet above ground level. Tower A would include up to 1,000 hotel rooms and up to 19,952 square feet of restaurant/retail uses. Tower B would include up to 363 residential units and up to 11,769 square feet of restaurant/retail uses. Tower C would include up to 516 residential units and up to 8,279 square feet of restaurant/retail uses. The proposed uses would be supported by up to 2,131 parking spaces and 1,173 bicycle parking spaces located in five subterranean levels and four above ground parking levels. To accommodate the Project, the existing 43,892 square-foot medical office and urgent care facility, and associated surface parking lot area would be removed.

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 Olympia Project EIR, No. Report 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. Approve and recommend that the City Council approve a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site) to the Project site (Receiver Site). Approval of the TFAR would result in a FAR of 13:1 in lieu of 6:1 FAR, a transfer of up to 993,909 square feet, to permit a maximum of 1,845,831 square feet of total floor area;
3. Approved and recommended that the City Council adopt, pursuant to Sections 13.11 and 12.32 S of the Los Angeles Municipal Code (LAMC), a Sign District (Supplemental Use District) to establish the Olympia Sign District for the Project Site, as modified by the Commission;
4. Approved, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to permit 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;
5. Approved, pursuant to LAMC Section 16.05, Site Plan Review for a project resulting in an increase of 879 dwelling Units;
6. Adopt the Conditions of Approval, as modified by the Commission; and
7. Adopt the Findings, as amended by the Commission.

On **February 14, 2019**, the vote approving the Sign District, Master Conditional Use Permit, and Site Plan Review was as follows:

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

**Vote: 7 – 1**

On **June 13, 2019**, Commissioner Ambroz seconded the motion approving the Transfer of Floor Area Rights (TFAR) and the vote proceeded as follows:

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

**Vote: 6 – 0**

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President Millman announced Item Nos. 7 and 8 would be heard together, but separate motions would be taken.

Kevin Keller, Executive Officer joined the meeting at 10:28 a.m.

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**ITEM NO. 7****CPC-2018-617-DB-SPR**

Council District: 4 – Ryu

CEQA: ENV-2018-618-CE

Plan Area: Wilshire

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

**PUBLIC HEARING** – Completed February 6, 2019**PROJECT SITE:** 3323 West Olympic Boulevard; 970-996 South Manhattan Place**IN ATTENDANCE:**

Michelle Carter, City Planning Associate, Joann Lim, Vity Planning Associate, Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner, representing the Department; Dominic Hong, TDA Consultants, representing the applicant; Kevin Read, Bastion Development Corporation, applicant; and Emma Howard, representing the Office of Council Member Ryu.

**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 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.

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. Approve, 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 (including 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. Approve, pursuant to LAMC Section 16.05, a Site Plan Review to allow a development with more than 50 residential units;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

Moved: Ambroz

Second: Khorsand

Ayes: Leung, Mack, Millman, Mitchell, Perlman

Absent: Choe, Padilla-Campos

Vote: 7 – 0

**MOTION PASSED**

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**ITEM NO. 8**

**CPC-2018-656-DB-SPR**

Council District: 4 – Ryu

CEQA: ENV-2018-618-CE

Plan Area: Wilshire

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

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

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

**IN ATTENDANCE:**

Michelle Carter, City Planning Associate, Joann Lim, Vity Planning Associate, Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner, representing the Department; Dominic Hong, TDA Consultants, representing the applicant; Kevin Read, Bastion Development Corporation, applicant; and Emma Howard, representing the Office of Council Member Ryu.

**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 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.

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. Approve, 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. Approve, pursuant to LAMC Section 16.05, a Site Plan Review to allow a development with 50 or more residential units;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 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

**IN ATTENDANCE:**

Alan Como, City Planner, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner, representing the Department; Stacey Brenner, Brenner Consulting Group Inc., representing the applicant; and John Murphy, applicant.

**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:

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.

1. Find, pursuant to CEQA Guidelines Section 15075(b ), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-3855-MND, 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 judgement 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 and Reporting Program prepared for the Mitigated Negative Declaration.
2. Approve, pursuant to Section 12.32.Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from CM-1-CPIO to (T)(Q)CM-2;
3. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow reduced parking of 24 spaces in lieu of 47 required spaces;
4. Approve, 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. Dismiss as Not Necessary, pursuant to LAMC Section 12.24.W.37, a Conditional Use Permit for parking in an R Zone;
6. Approve, 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 A1 Zone, and taller than 61 feet within 100-199 feet of an A1 Zone;
7. Approve, 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;
8. Adopt the Conditions of Approval, including Staff's Technical Modification dated June 11, 2019; and
9. Adopt the Findings.

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

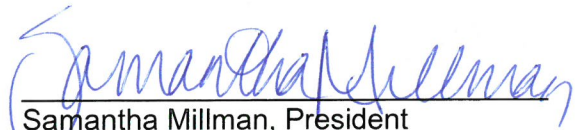
Moved: Millman  
Second: Perlman  
Ayes: Khorsand, Leung, Mack, Mitchell  
Nay: Ambroz  
Absent: Choe, Padilla-Campos

**Vote: 6 – 1**

**MOTION PASSED**

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There being no further business before the Commission, the meeting adjourned at 11:17 a.m.

  
Samantha Millman, President  
Los Angeles City Planning Commission

  
Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**JUL 11 2019**

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE