

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 11, 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

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1295

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
 - CRA Land Use Transition Update
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – August 9, 2018 (*Corrected*); September 13, 2018; September 27, 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** (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.

5a. **CPC-2006-5567-CPU-M3**

CEQA: ENV-2008-478-EIR-ADD1

Plan Areas: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson

Last Day to Act: 12-16-18

PUBLIC HEARING – Completed August 16, 2018

PROJECT SITE: 5870, 5880, and 5890 West Jefferson Boulevard; 5869, 5871, 5877, and 5901 West Rodeo Road; and APN: 4205027019, 4205027004, and 4205027001 (subject lots)

PROPOSED PROJECT:

A modification to the West Adams-Baldwin Hills-Leimert Community Plan to amend the Jefferson/La Cienega Transit Oriented Development Subarea in the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) for subject lots from Parcel Group A to Parcel Group F and adopt a zone change ordinance to modify the height district for the subject lots from 1VL to 2D. The modification will result in the re-designation of subject lots from Parcel Group A to Parcel Group F, a maximum height increase from 45 feet to 75 feet and a floor area ratio (FAR) increase of 1.5:1 FAR to a 2:1 FAR. The existing underlying zone of MR1 (“Restricted Industrial Zone”) and General Plan land use designation for the subject lots of Limited Industrial will remain.

RECOMMENDED 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-2008-478-EIR, dated May 2016, certified on June 29, 2016, and adopt the Addendum dated April 2018;
2. Pursuant to Section 13.14 C and 12.32 of the Los Angeles Municipal Code (LAMC), amend the ordinance for the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (Ordinance No. 184,794) in the West Adams-Baldwin Hills-Leimert Community Plan;
3. Pursuant to LAMC Section 12.32 F, adopt a zone change ordinance to modify the Height District for the subject lots from MR1-1VL-CPIO to MR1-2D-CPIO;
4. Adopt the staff report as the report of the Commission; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Susan Wong, City Planning Associate
susan.s.wong@lacity.org
(213) 978-1472

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: 10-11-18

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

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. [CPC-2018-898-ZAD-SPR](#)
CEQA: ENV-2014-1950-EIR; SCH No. 2004101084
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Last Day to Act: 11-24-18

PUBLIC HEARING – Completed June 26, 2018

PROJECT SITE: 1630 North San Pablo Street;
3660-3700 East Valley Boulevard

PROPOSED PROJECT:

Removal of a surface parking lot and the new construction, use, and maintenance of an approximately 136,034 square-foot, 95-unit, graduate student housing development on the USC Health Sciences Campus (USC HSC). The proposed building is six stories with a maximum height of 75 feet. The project proposes to provide all required automobile parking spaces and long-term bicycle parking spaces off-site, in the USC HSC San Pablo Parking Structure adjoining the project site to the east. All required short-term bicycle parking spaces will be provided on-site.

REQUESTED ACTIONS:

1. Pursuant to Section 21166 of the California Public Resources Code and Section 15064 of the State CEQA Guidelines, consideration of the adequacy of the previously certified Environmental Impact Report, USC Health Sciences Campus Project EIR (SCH No. 2004101084), First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, and adoption of the Fourth Addendum, findings, Statement of Overriding Considerations and Mitigation Monitoring Program for the proposed project;
2. Pursuant to Section 12.24 X.20 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator’s Determination to permit shared parking between the proposed student housing project and the USC HSC San Pablo Parking Structure; and
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units.

Applicant: Daniel Perry, ACC OP (ALCAZAR) LP
 Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac LLP

Staff: Courtney Shum, City Planner
courtney.shum@lacity.org
 (213) 978-1916

8. [**CPC-2008-4557-SN**](#) Council District: 14 – Huizar
 CEQA: EIR SCH No. 1988062220 (Addendum) Last Day to Act: 11-08-18
 Plan Area: Central City
 Related Cases: CPC-2018-3679-DA; VTT-66352, VTT-66352-M1; VTT-66352-M2; VTT-66352-M3; VTT-66352-M4; VTT-66352-M5; ZA-2015-3169-CUB; ZA-2014-2221-ZV-SPR; ZA-2006-3449-ZV-ZAA-SPR

PUBLIC HEARING – Completed August 8, 2018

PROJECT SITE: 877, 889, and 899 South Francisco Street, 1000 West 8th Street; (811 South Francisco Street, 1004, 1010, 1016-1020, 1026, 1030-1032 West 8th Street)

PROPOSED PROJECT:

Installation and operation of approximately 31,018 square feet of signage throughout the Metropolis Development, which consists of a 350-room hotel, 1,560 residential units, and approximately 74,903 square feet of retail space.

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. EIR SCH No. 1988062220, certified on October 18, 1989, and adopt the Addendum dated May 2018; and
2. Pursuant to Los Angeles Municipal Code Section 12.32 S and 13.11, a Supplemental Use District to permit a sign district for the site.

Applicant: LA Metropolis Signage, LLC
 Representative: Andie Adame, Craig Lawson & Co., LLC

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
 (213) 978-1372

9. [CPC-2018-3679-DA](#) Council District: 14 – Huizar
CEQA: EIR SCH No. 1988062220 (Addendum) Last Day to Act: 11-08-18
Plan Area: Central City
Related Cases: CPC-2008-4557-SN; VTT-66352, VTT- VTT-66352-M1; VTT-66352-M2; VTT-66352-M3; VTT-66352-M4; VTT-66352-M5; ZA-2015-3169-CUB; ZA-2014-2221-ZV-SPR; ZA-2006-3449-ZV-ZAA-SPR

PUBLIC HEARING – Completed August 8, 2018

PROJECT SITE: 877, 889, and 899 South Francisco Street, 1000 West 8th Street; (811 South Francisco Street, 1004, 1010, 1016-1020, 1026, 1030-1032 West 8th Street

PROPOSED PROJECT:

Development Agreement for the provision of community benefits with a combined value of up to \$2,246,377 in exchange for a proposed term of 10 years.

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. EIR SCH No. 1988062220, first certified on October 18, 1989, and adopt the Addendum dated May 2018; and
2. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 10 years.

Applicant: LA Metropolis Signage, LLC
Representative: Andie Adame, Craig Lawson & Co., LLC

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

10. [CPC-2016-3182-CA](#) Council Districts: All
CEQA: ENV-2016-3183-CE Last Day to Act: N/A
Plan Areas: All

PUBLIC HEARING – Completed June 26, 2018

PROJECT SITE: Citywide

PROPOSED PROJECT:

A proposed ordinance amending Chapter 1 and adding Chapter 1A to the Los Angeles Municipal Code to comprehensively reorganize Zoning Code processes and procedures.

RECOMMENDED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is not a Project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code and CEQA Guidelines, Section 15308 (Class 8), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve the proposed ordinance and recommend its adoption by the City Council;

3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Bonnie Kim, City Planning Associate
bonnie.kim@lacity.org
(213) 978-1330

11. [CPC-2016-4345-CA](#)
CEQA: ENV-2016-4346-CE
Plan Areas: All

Council Districts: All
Last Day to Act: N/A

PROJECT SITE: Citywide

PROPOSED PROJECT:

An ordinance amending Sections 12.03 and 12.22 and repealing portions of Section 12.24 of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units in accordance with State law.

RECOMMENDED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and CEQA Guidelines Sections 15061(b)(3), 15301, 15302 and 15303, 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 12.32 of the Los Angeles Municipal Code, approve the proposed ordinance and recommend its adoption by the City Council;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Matthew Glesne, City Planner
matthew.glesne@lacity.org
(213) 978-2666

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

Thursday, October 25, 2018

Van Nuys City Hall
Council Chamber, 2nd 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) 978-1300 or by email at cpc@lacity.org.