

5. Webber / Bleemers / Nguyen / King
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AGENDA

LOS ANGELES CITY COUNCIL

Tuesday, January 22, 2019

10:00 AM

JOHN FERRARO COUNCIL CHAMBER

ROOM 340, CITY HALL

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

President	GILBERT A. CEDILLO, First District
HERB J. WESSON, JR., Tenth District	PAUL KREKORIAN, Second District
	BOB BLUMENFIELD, Third District
President Pro Tempore	DAVID E. RYU, Fourth District
NURY MARTINEZ, Sixth District	PAUL KORETZ, Fifth District
	MONICA RODRIGUEZ, Seventh District
Assistant President Pro Tempore	MARQUEECE HARRIS-DAWSON, Eighth District
JOE BUSCAINO, Fifteenth District	CURREN D. PRICE, JR., Ninth District
	MIKE BONIN, Eleventh District
	GREIG SMITH, Twelfth District
	MITCH O'FARRELL, Thirteenth District
	JOSE HUIZAR, Fourteenth District

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SIGN LANGUAGE INTERPRETERS, COMMUNICATION ACCESS REAL-TIME TRANSCRIPTION (CART), ASSISTIVE LISTENING DEVICES, OR OTHER AUXILIARY AIDS AND/OR SERVICES MAY BE PROVIDED UPON REQUEST. TO ENSURE AVAILABILITY, YOU ARE ADVISED TO MAKE YOUR REQUEST AT LEAST 72 HOURS PRIOR TO THE MEETING/EVENT YOU WISH TO ATTEND. DUE TO DIFFICULTIES IN SECURING SIGN LANGUAGE INTERPRETERS, FIVE OR MORE BUSINESS DAYS NOTICE IS STRONGLY RECOMMENDED. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE CITY CLERK'S OFFICE AT (213)978-1133.

ENVIRONMENTAL IMPACT REPORT (EIR), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the properties located at 11355 and 11377 West Olympic Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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 Trident Center Modernization Project EIR No. ENV-2016-1463-EIR (State Clearinghouse No. 2017011045), certified on June 27, 2018; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent EIR, Negative Declaration or Addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION for a General Plan Amendment to amend Footnote No. 1 of the West Los Angeles Community Plan Land Use Map to indicate that Height District No. 2 is applicable to the site.
4. PRESENT and ADOPT the accompanying ORDINANCE dated January 15, 2019, disapproved by the Director of Planning on behalf of the LACPC, effectuating a Zone Change and Height District Change from [Q]C2-1 to (T)(Q)C2-2D, for the renovation of two existing 10-story office towers with 342,078 square feet and the addition of a 120,000 square-foot expansion that includes connecting the towers on levels 5, 7, and 9; a two-story podium element that would connect the towers on floors 2 through 3; the addition of ground floor dining uses; and updated outdoor and recreational amenities, including roof gardens and an outdoor recreation deck and pedestrian improvements along Olympic Boulevard; with the existing two 10-story office towers being connected by a parking structure that includes 3 levels of above-grade and 2 levels of subterranean parking, which increases the buildings' total square footage, adding 115,000 gross square feet of office and 5,000 gross square feet of restaurant use to the existing 330,758 square feet of office and 11,320 square feet of retail, with the total square footage being 462,078 square feet with the height of the existing office towers remaining and upon completion, the Project resulting in a total maximum floor area ratio of 3:1, for the properties located at 11355 and 11377 West Olympic Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee.
5. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.
6. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.
8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

9. NOT PRESENT and ORDER FILED the Ordinance dated September 27, 2018.

Applicant: Edward W. Cook III, Westside Campus, LLC

Representative: Marcos D. Velayos, Park and Velayos, LLP

Case No. CPC-2016-1462-GPA-ZC-HD-CU-SPR

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 23, 2019

(LAST DAY FOR COUNCIL ACTION - JANUARY 23, 2019)

10 VOTES REQUIRED ON SECOND READING

ITEM (6) [Webber / Bonstin / Choi / Sirinopwongsagon](#)
NO.

[18-0889-S1](#)

CD 14 SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Height District Change for the properties located at 554-562 South San Pedro Street, and 555-561 South Crocker Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, No. ENV-2017-615-SCEA, and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; FIND that the City Council held a hearing on and adopted the SCEA

on October 26, 2018 (Council file No. 18-0889) pursuant to PRC Section 21155.2(b)(6); FIND the Project is a transit priority project as defined by PRC Section 21155 and the project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report(s) (EIR), including SCAG 2016-2040 RTP/SCS EIR State Clearinghouse No. 2015031035; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the SCEA and the Mitigation Monitoring Program prepared for the SCEA.

2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION for a General Plan Amendment to the Central City Community Plan to do the following: a) Re-designate the land use of the project site from Light Manufacturing to Regional Commercial; and b) Remove Footnote No. 3 from the project site to allow Height District 4 on the site in lieu of the Height District 4-D with a 6:1 Floor Area Ratio (FAR) limitation.
4. PRESENT and ADOPT the accompanying ORDINANCE dated November 29, 2018, effectuating a Zone Change and Height District Change from M2-2D to [T][Q]C2-4D, consistent with the recommended General Plan Amendment, and dismiss one Developer's Incentive as not necessary to permit a 35 percent increase in FAR for a maximum 8.1:1 FAR, or 223,625 square feet in lieu of the Development D Limitation of 6:1 FAR, or 165,641 square feet, with two Developer's Incentives to permit the following: a) A 33 percent reduction in the required open space, a 50 percent reduction in the required number of trees, and to permit up to 76 percent of the common open space to be interior common open space or covered open space in lieu of the regulations of the Los Angeles Municipal Code Section 12.21 G, and b) Zero parking spaces to be required for dwelling units set aside for households earning less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department in lieu of the parking required pursuant to 12.21 A.4; for the demolition and removal of existing structures and two street trees and the construction, use, and maintenance of 382 residential dwelling units (378 units set aside for Very-Low Income Households and four manager units) and 2,250 square feet of commercial floor area, including 48 trees and 26,060 square feet of open space, of which 10,245 square feet would also be utilized for Philanthropic Institutional uses, totaling 25,498 square feet of the project's residential floor area which will provide Philanthropic Institutional services such as counseling, career center, and computer training room for project tenants, including 32 vehicular parking spaces within one subterranean level and 291 bicycle parking spaces and consisting of two buildings, Tower 1A and 1B, with a ground floor outdoor courtyard located between the two buildings with Tower 1A located on the eastern portion of the site, with a proposed maximum height of 200 feet and 18 stories and would include 278 residential dwelling units (275 Very-Low Income Household units and 3 manager units); and Tower 1B located on the western portion of the site, with a proposed maximum height of 132 feet and 12 stories and would include 104 residential dwelling units (103 Very-Low Income Household units and 1 manager unit), with a total proposed floor area of the project being 222,574 square feet, for the properties located at 554-562 South San Pedro Street and 555-561 South Crocker Street, subject to Conditions of Approval.
5. ADVISE the applicant, pursuant to the Los Angeles Municipal Code Section 12.32 G:

... the Council may decide to impose a permanent Q Condition ... identified on the zone change map by the symbol Q in brackets ... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.
6. ADVISE the applicant that, pursuant to State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

7. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

8. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

Applicant: Weingart Center Association

Representative: Jim Ries, Craig Lawson and Company LLC

Case No. CPC-2017-614-GPAJ-ZCJ-HD-SPR

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - MARCH 5, 2019

(LAST DAY FOR COUNCIL ACTION - MARCH 5, 2019)

[Webber / Bleemers / Nguyen / King](#)

ITEM (8) RELATED TO ITEM 5 (18-1011-S1)
NO.

[18-1011](#)

CD PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to authorizing a Development
11 Agreement for the properties located at 11355 and 11377 West Olympic Boulevard.

Recommendation for Council action:

REQUEST the City Attorney to prepare and present a final draft Ordinance authorizing the execution of a Development Agreement by and between the City of Los Angeles and Westside Campus, LLC, subject to terms and recommendations by the Los Angeles City Planning Commission (LACPC) on September 27, 2018, for the provision of community benefits with a combined value of up to \$1,520,000 and a term of 15 years, for the properties located at 11355 and 11377 West Olympic Boulevard.

Applicant: Edward W. Cook III, Westside Campus, LLC

Representative: Marcos D. Velayos, Park and Velayos, LLP

Case No. CPC-2016-3880-DA

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

ITEM (9) RELATED TO ITEM 10 (18-1088-S1)
NO. [Webber / Bleemers](#)
[18-1088](#)

CD 13 DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), FINAL EIR, ERRATAS, ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and APPEALS relative to a Vesting Tentative Tract appeals for the properties located at 1540-1552 Highland Avenue; 6663-6675 Selma Avenue; 1543-1553 McCadden Place; 1501-1573 Las Palmas Avenue; 1600-1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard.

Recommendations for Council action:

1. FIND, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the decision-makers have reviewed and considered the information contained in the EIR prepared for this project, which includes the Draft EIR (No. ENV-2015-2026-EIR; State Clearinghouse No. 2015101073), dated May 11, 2017, the Final EIR dated May 4, 2018, the Errata dated August 2018, and the Errata dated January 2019 (Crossroads Hollywood Project EIR), as well as the whole of the administrative record; CERTIFY the following: a) The Crossroads Hollywood Project EIR has been completed in compliance with the California Environmental Quality Act; b) The Crossroads Hollywood Project EIR was presented to the decision-making body of the lead agency; and c) The Crossroads Hollywood Project EIR reflects the independent judgment and analysis of the lead agency; and, ADOPT the following: a) The related and prepared Crossroads Hollywood Project Environmental Findings; b) The Statement of Overriding Considerations; and c) The Mitigation Monitoring Program prepared for the Crossroads Hollywood Project EIR.
2. ADOPT the FINDINGS of the LACPC as the Findings of Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL filed by Douglas P. Carstens, Chatten-Brown and Carstens LLP; DENY THE APPEAL filed by Ellis Raskin, Angel Law; and, THEREBY SUSTAIN the decision of the LACPC in approving the EIR and a Vesting Tentative Tract for the merger and re-subdivision of a 6.86 net acre site into five ground lots and 30 airspace lots, for the development of 950 residential apartments, 308 key hotel and 190,000 square feet of commercial use (68,000 square feet of commercial is existing), for the properties located at 1540-1552 Highland Avenue; 6663-6675 Selma Avenue; 1543-1553 McCadden Place; 1501-1573 Las Palmas Avenue; 1600-1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee, attached to the Council file.

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC

Representative: Kyndra J. Casper, DLA Piper, LLP

Case No. VTT-73568-1A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 22, 2019

(LAST DAY FOR COUNCIL ACTION - JANUARY 22, 2019)

ITEM (10) RELATED TO ITEM 9 (18-1088)
NO.

18-1088-S1 [Webber / Bleemers](#)

CD DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), FINAL EIR, ERRATAS, ENVIRONMENTAL
13 FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING
PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and APPEALS
relative to a Density Bonus, Conditional Use and Site Plan Review appeal for the properties located at 1540-1552
Highland Avenue; 6663-6675 Selma Avenue; 1543-1553 McCadden Place; 1501-1573 Las Palmas Avenue; 1600-
1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-
1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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 Crossroads Hollywood Project EIR which includes the Draft EIR (No. ENV-2015-2026-EIR; State Clearinghouse No. 2015101073) dated May 11, 2017, the Final EIR dated May 4, 2018 the Errata dated August 2018, and the Errata dated January 2019 (Crossroads Hollywood Project EIR) certified on January 22, 2019; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent EIR or Addendum is required for approval of the Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART THE APPEAL filed by Douglas P. Carstens, Chatten-Brown and Carstens LLP; DENY THE APPEALS filed by Alex Frenkel and Ellis Raskin, Angel Law; and, THEREBY SUSTAIN the decision of the LACPC in approving the EIR and the following: 1) Master

Conditional Use to permit the on-site and off-site sale, dispensing and consumption of a full line of alcoholic beverages in connection with a total of 22 establishments associated with the project's proposed hotel and commercial use; 2) Master Conditional Use to permit eight uses with public dancing and live entertainment; 3) Site Plan Review for a project that would result in an increase of 50 or more dwelling units; and 4) Density Bonus Compliance Review, reserving 11 percent or 105 units for Very Low Income Households, and utilizing Parking Option 1, with the following On-Menu Incentives to permit a 35 percent increase in the maximum allowable Floor Area Ratio (FAR) from 2:1 to 1.7:1 FAR (for the C4-2D-SN portion of the site and Parcel E1) and from 3:1 to 4.05:1 FAR (for the C4-2D portion of the site); and to permit the average of floor area for an average FAR of approximately 3.26:1 across the site, density, parking and open space on two or more contiguous lots and permitting vehicular access from a less restrictive zone to a more restrictive zone; for the construction of a mixed-use development on a 8.34-acre site in the Hollywood Community Plan Area (including existing uses to be retained within the Crossroads of the World complex and the uses to be included in the former Hollywood Reporter Building and the Bullinger Building), including approximately 1,381,000 square feet of floor area, consisting of 950 residential units, 308 hotel rooms, and approximately 190,000 square feet of commercial/retail uses and a new above-ground parking structure on the eastern side of the project site, including among the residential units are 105 dwelling units for Very Low Income Households, to replace the existing 82 residential units covered by the City's Rent Stabilization Ordinance, and the proposed FAR is approximately 3.81:1 averaged across the project site, resulting in a net increase of approximately 1,208,427 square feet of floor area on site, for the properties located at 1540-1552 Highland Avenue; 6663-6675 Selma Avenue; 1543-1553 McCadden Place; 1501-1573 Las Palmas Avenue; 1600-1608 Las Palmas Avenue; 6700-6760 Selma Avenue; 6660 Selma Avenue; 1542-1546 McCadden Place; 1500-1570 Las Palmas Avenue; and 6665-6713 1/2 Sunset Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee, attached to the Council file.

Applicant: Bill Myers, CRE-HAR Crossroads SPV, LLC

Representative: Kyndra J. Casper, DLA Piper, LLP

Case No. CPC-2015-2025-DB-MCUP-CU-SPR

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 29, 2019

(LAST DAY FOR COUNCIL ACTION - JANUARY 29, 2019)