

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, January 15, 2019

JOHN FERRARO COUNCIL CHAMBER, ROOM 340, CITY HALL - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER MARQUEECE HARRIS-DAWSON, CHAIR
COUNCILMEMBER CURREN D. PRICE, JR.
COUNCILMEMBER BOB BLUMENFIELD
COUNCILMEMBER GILBERT A. CEDILLO

(Sharon Dickinson - Legislative Assistant - (213) 978-1077)

(Written comments on agenda items may be submitted to clerk.plumcommittee@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. 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 Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM (1)

NO.

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM (2) [Webber / Hendricks / Pewsawang](#)
NO.

[18-1064](#)

CD **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 2/5/19**

12 Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, and report from the Los Angeles City Planning Commission relative to a draft Zone Change Ordinance from MR2-1 and P-1 to (T) (Q)C2-1, and a draft Building Line Removal Ordinance of a 25-foot building line along De Soto Avenue, for the demolition of an existing 9,361 square-foot restaurant building and the construction, use and maintenance of a 79,847 square-foot, four-story self-storage building and a 2,500 square-foot convenience store and gas station, including a 20-foot in height pole sign and approximately 37 parking spaces, with proposed hours of operation for the self-storage from 6:00 a.m. to 10:00 p.m. daily, and proposed hours of operation for the gas station and convenience store being 24 hours daily, for the property located at 9110 North De Soto Avenue, subject to Conditions of Approval.

Applicant: 9110 De Soto Holdings, LLC

Representative: Jonathan Riker, Ervin, Cohen and Jessup, LLC

Case No. CPC-2018-790-ZC-BL-CU-CUB-SPR

Environmental No. ENV-2018-791-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM (3) RELATED TO ITEM NO. 4 (18-1011-S1)
NO.

[18-1011](#) [Webber / Rausch / Bleemers / Nguyen / King](#)

CD Environmental Impact Report and report from the Los Angeles City Planning Commission
11 relative to authorizing the execution of a Development Agreement by and between West Campus LLC and the City of Los Angeles, for the provision of community benefits with a combined value of \$1,520,000 and proposed 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

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

Environmental No. ENV-2016-1463-EIR; State Clearinghouse No. 2017011045

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM (4) RELATED TO ITEM NO. 3 (18-1011)
NO.

[18-1011-S1](#) [Webber / Rausch / Bleemers / Nguyen / King](#)

CD **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/23/19**
11

Environmental Impact Report, report from the Los Angeles City Planning Commission, Resolution for a General Plan Amendment to amend Footnote 1 of the West Los Angeles Community Plan Use Map to indicate that Height District 2 is applicable to the site, and a draft Ordinance 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 the updating of outdoor and recreational amenities, including roof gardens and an outdoor recreation deck and pedestrian improvements along Olympic Boulevard; 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, increasing 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 total square footage being 462,078 square feet; the height of the existing office towers remaining and upon completion, the project would result 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.

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

Related Case No. CPC-2016-3880-DA

Environmental No. ENV-2016-1463-EIR; State Clearinghouse No. 2017011045

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM (5) [Webber / Bonstin / Choi / Sirinopwongsagon](#)
NO.

[18-0889-S1](#)

CD TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 3/5/19

14

Sustainable Communities Environmental Assessment, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings; report from the Los Angeles City Planning Commission; Resolution for a General Plan Amendment to the Central City Community Plan to: 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); and draft Ordinance effectuating and Zone Change and Height District Change on the project site 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 Los Angeles 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 modified Conditions of Approval.

Applicant: Weingart Center Association

Representative: Jim Ries, Craig Lawson and Company, LLC

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

Environmental No. ENV-2017-615-SCEA

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM (6) [Webber / Roble / Lawrence / Oh](#)
NO.

[18-0108](#), [18-0108-S1](#)

CD CONTINUED FROM 12/11/18

11

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/18/19

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the West Los Angeles Area Planning Commission (WLAAPC), an appeal filed by Chris Parker, on behalf of Venice Investors, LLC (Representative: Chris Parker, Pacific Crest Consultants) from the determination of the WLAAPC in overturning the determination of the Director of Planning in approving a Tentative Tract Map No. TT-72841-REV-1A and a Coastal Development Permit for the Reversion to Acreage of 5,133 square feet along Abbot Kinney Boulevard and Venice

Boulevard, located in the single permit jurisdiction area of the Coastal Zone in the Venice Coastal Zone Specific Plan, for the property located at 1656 South Abbot Kinney Boulevard (583 East Venice Boulevard), and Communication from Department of City Planning dated October 25, 2018 relative to additional modifications to the Conditions of Approval.

Applicant: Martin Meeks, Venice Investors, LLC

Representative: Chris Parker, Pacific Crest Consultants

Case Nos. TT-72841-REV-1A, DIR-2015-2823-CDP-1A

Environmental No. ENV-2015-2716-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM (7)

NO.

18-1170

[Webber / Hendricks / Shum / Pewsawang](#)

CD 5 **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 2/1/19**

Categorical Exemption (CE) and related California Environmental Quality Act findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by Beatrice Leighton from the determination of the CLAAPC in approving the CE, and sustaining the determination of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. VTT-74076-1A for the merger and re-subdivision of two contiguous lots into one ground lot and 20 condominium-unit building on a 12,794 square-foot site in the [Q]R3-1-O Zone, for the property located at 1220-1226 Bedford Street, subject to Conditions of Approval.

Applicant: Jonathan Brand, Marmar Bedford, LLC

Representative: Kamran Kazemi, Tala Associates

Case No. VTT-74076-1A

Environmental No. ENV-2018-2194-CE

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM (8)

NO.

[Rausch / Hendricks / Shum](#)

[18-1035](#)

CD CONTINUED FROM 11/27/18

14

TIME LIMIT: 1/21/19; LAST DAY FOR COUNCIL ACTION: 1/18/19

Environmental Impact Report, First Addendum, Second Addendum, Third Addendum, Fourth Addendum and Errata, Statement of Overriding Considerations, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Pamela Agustin Anguiano on behalf of Eastside Leadership for Equitable and Accountable Development Strategies, from the determination of the LACPC in approving:

1. a Zoning Administrator’s Determination to permit shared parking between the proposed student housing project and the University of Southern California Health Sciences Campus (USC HSC) San Pablo Parking Structure; and,

2. a Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units,

for the 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 HSC, proposed at six stories with a maximum height of 75 feet, with the provision of 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, with all required short-term bicycle parking spaces provided on-site, for the property located at 1630 North San Pablo Street and 3660-3700 East Valley Boulevard, subject to Conditions of Approval.

Applicant: Daniel Perry, ACC OP (ALCAZAR) LP

Representative: Dale Goldsmith, Armbruster Goldsmith and Delvac LLP

Case No. CPC-2018-898-ZAD-SPR

Environmental No. ENV-2014-1950-EIR; State Clearinghouse No. 2004101084

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM (9)

NO. [Haul Route Appeal \(MND completed by DCP: Roble / Lawrence / Oh\)](#)
[18-1217](#) [Dina Elkinawy from DBS will be at hearing*](#)

CD **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/16/19**

11 Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act findings, and an appeal filed by Dean Wallraff, Advocates for the Environment from the determination of the Board of Building and Safety Commissioners in approving an application to export 33,120 cubic yards of earth, for the property located at 11601 West Dunstan Way (aka 11600 West Dunstan Way), subject to Conditions of Approval.

Applicant: Chloe Parker

Owner: 11601 Dunstan Partners LP c/o Moss and Company

Board File No. 180126

Environmental No. ENV-2016-457-MND

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM (10)

NO. [Haul Route Appeal - CE Completed by DCP Choi / Golden / Acosta](#)
[18-1231](#) *Appeal unrelated to CE. Dina Elkinawy from DBS will be at hearing*

CD 1 **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/16/19**

Categorical Exemption and related California Environmental Quality Act findings, and an appeal filed by Meta Housing Corporation (Representative: Jim Ries, Craig Lawson and Co. LLC) from the determination of the Board of Building and Safety Commissioners in approving an application to export 6,120 cubic yards of earth, for the property located at 619-633 South Westlake Avenue, subject to Conditions of Approval.

Applicant: Meta Housing Corporation, c/o Michelle Coulter

Owner: Los Angeles Housing and Community Investment Department

Board File No. 180111

Environmental No. ENV-2018-4493-CE

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM (11)

NO. [Webber / Bonstin / Toy-Lee / Vacharkulksemsuk / Cho](#)
[18-1169](#)

CD 13 Categorical Exemption (CE) and related California Environmental Quality Act findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by Ely Malkin from the determination of the CLAAPC in approving the CE for the demolition of two duplexes, and the construction, use and maintenance of a seven-story, multi-family residence development that is 78 feet, 3.5 inches in height and contains 39 units and 27,771 square feet of floor area within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area (SNAP), for the property located at 5717, 5717 ½, 5719 and 5719 ½ West Carlton Way, subject to Conditions of Approval.

Applicant: Hollywood Views, LLC

Representative: Matthew Hayden, Hayden Planning

Case No. DIR-2017-2680-SPP-1A

Environmental No. ENV-2017-2681-CE

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM (12) RELATED TO ITEM NO. 13 (18-1088-S1)
NO.

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

CD LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/22/19

13
Draft Environmental Impact Report (EIR), Final EIR, and Errata (Crossroads Hollywood Project EIR) and related California Environmental Quality Act findings; report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Douglas P. Carstens, Chatten-Brown and Carstens LLP; and Ellis Raskin, Angel Law, from the determination 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. (Appellant: Ellis Raskin, Angel Law, filed a Notice of Withdrawal of Appeal on December 31, 2018)

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

Representative: Kyndra J. Casper, DLA Piper, LLP

Case No. VTT-73568-1A

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

Environmental No. ENV-2018-2194-CE; State Clearinghouse No. 2015101073

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM (13) RELATED TO ITEM NO. 12 (18-1088)
NO.

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

CD **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/29/19**
13

Draft Environmental Impact Report (EIR), Final EIR, and Errata (Crossroads Hollywood Project EIR) and related California Environmental Quality Act findings; report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Alex Frenkel; Douglas P. Carstens, Chatten-Brown and Carstens LLP; and Ellis Raskin, Angel Law from the determination 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 2.7:1 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 floor area ratio (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 modified Conditions of Approval. (Appellant: Ellis Raskin, Angel Law, filed a Notice of Withdrawal of Appeal on December 31, 2018)

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

Representative: Kyndra J. Casper, DLA Piper, LLP

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

Related Case No. VTT-73568-1A

Environmental No. ENV-2015-2026-EIR; State Clearinghouse No. 2015101073

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials relative to items on this agenda can be obtained from the Office of the City Clerk's Council File Management System, at lacouncilfile.com by entering the Council File number listed immediately following the item number (e.g., 00-0000).