

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 10, 2017**

CITY HALL COUNCIL CHAMBER
200 NORTH SPRING STREET, ROOM 340
LOS ANGELES CALIFORNIA 90012

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President David Ambroz called the regular meeting to order at 8:34 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Caroline Choe, John Mack, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioner Katz arrived at 8:45 am.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer; Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

Director of City Planning, Vincent Bertoni gave an update on the Planning 101 Training Series, and stated that three of the six sessions have been completed thus far.

- Deputy City Attorney Amy Brothers reported on a lawsuit regarding the Martin Town Expo Center and stated that the Court upheld the Commission's decision.

ITEM NO. 2

COMMISSION BUSINESS

Commissioner Dake Wilson moved to approve the Minutes for the Meeting of June 22, 2017. The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

Moved: Dake Wilson
Seconded: Padilla-Campos
Ayes: Ambroz, Choe, Mack, Millman, Mitchell, Perlman
Absent: Katz

Vote: 8 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no statements submitted by Certified Neighborhood Councils.

ITEM NO. 4

PUBLIC COMMENT

There were no speakers.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 6a

[CPC-2017-1898-CU](#)

CEQA: ENV-2017-1899-CE

Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 8 – Harris-Dawson

Last Day to Act: 08-30-17

PROJECT SITE: 5107 South Arlington Avenue

IN ATTENDANCE:

Alan Como, City Planning Associate and Michelle Singh, City Planner representing the Planning Department

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project along with technical modifications as presented by staff:

The addition of four 12-foot diameter, 16-foot 1-inch tall water treatment vessels at the existing 15,600-square-foot Arlington Well Site in the R1-1 Zone.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 21084 of the California Public Resources Code and Article III, Section 1, Class 5 (Alterations in Land Use Limitations) Category 23 (Granting or renewal of Conditional Use) of the City of Los Angeles CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve** a determination of Conditional Use status (12.24.U.17), pursuant to Sections 12.24-L and M of the Los Angeles Municipal Code (LAMC), to allow the addition of four (4) 12-foot diameter 16-foot 1-inch tall water treatment vessels at the existing Arlington Well site in the R1-1 Zone;
3. **Adopt** the Conditions of Approval and technical modification as presented by staff; and

4. **Adopt** the Findings.

The motion was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Perlman
 Seconded: Millman
 Ayes: Ambroz, Choe, Mack, Mitchell, Padilla-Campos, Dake Wilson
 Absent: Katz

Vote: 8 – 0

MOTION PASSED

Commissioner Katz arrived at approximately 8:45 a.m.

ITEM NO. 7

SOLAR ENERGY INSTALLATION POLICY

CEQA: N/A

Council Districts: All
 Last Day to Act: N/A
 Continued from 05-25-17

PUBLIC HEARING – Not Required

PROJECT SITE: Citywide

IN ATTENDANCE:

Mary Richardson, City Planning Associate, Deborah Kahen, City Planner and Thomas Rothmann, Principal City Planner representing the Planning Department

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project:

The final recommendation of the interdepartmental solar working group regarding a Department of Building and Safety (DBS) amendment to the Building Code which would mandate solar photovoltaic (PV) systems be installed on new buildings and major additions.

1. **Support** the work of LADBS and DWP to amend the LAMC and require that solar photovoltaic (PV) systems be installed on all types of new buildings and major additions;
2. **Endorse** the State's Model Ordinance as a template for a proposed solar ordinance for the City, with applicability of the proposed ordinance extended to all types of new buildings and major additions; and
3. **Endorse** the inclusion of all types of new buildings and major additions.

The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

Moved: Ambroz
 Seconded: Dake Wilson
 Ayes: Choe, Katz, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

ITEM NO. 8
CPC-2017-536-GPA-VZC-CUB-CUX

CEQA: ENV-2017-537-ND

Plan Area: Central City North

Council District: 14 - Huizar

Last Day to Act: 09-05-17

PUBLIC HEARING – Completed June 7, 2017

PROJECT SITE: 710 South Santa Fe Avenue;
2116 East 7TH Street (Fire House No. 17)

IN ATTENDANCE:

Heather Bleemers, City Planner, Nicholas Hendricks, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning administrator, representing the Planning Department; Veronica Becerra, representing the applicant

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project with modifications by the Commission as stated on the record:

The conversion of an 8,800 square-foot vacant historic fire house into a 10-room boutique hotel and restaurant and bar having a full line of alcoholic beverages for on-site consumption and live entertainment and public dancing, with amplified music during special events; and an accessory retail space having off-site sales of beer and wine.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), in consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-537-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; **found** the Negative Declaration reflects the independent judgment and analysis of the City; and **adopt** the Negative Declaration;
2. **Recommend** that the Mayor and the City Council **approve** a General Plan Amendment, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), to amend the Central City North Community Plan to re-designate the subject property from Heavy Manufacturing to Regional Commercial;
3. **Recommend** that the City Council **approve** a Vesting Zone Change, pursuant to City Charter Section 558 and LAMC Section 12.32-F, from M3-1-RIO to (Q)C2-1-RIO;
4. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-W, 1, Approve a Conditional Use Permit for the sale and dispensing of alcoholic beverages for three (3) uses, including:
 - a. the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with portable bars for special events, in-room alcohol service, and within all-access cabinets in guest rooms;
 - b. the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an accessory restaurant and bar;
 - c. the sale and dispensing of beer and wine for off-site consumption in conjunction with an accessory retail store located within the hotel;
5. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-W, 18, to allow dancing and live and amplified music in conjunction with special events on site;
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

The motion was seconded by Commissioner Choe and the vote proceeded as follows:

Moved: Dake Wilson
 Seconded: Choe
 Ayes: Ambroz, Katz, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

The Commission recessed at approximately 9:20 am and returned to session at approximately 9:30 with all nine Commissioners present.

ITEM NO. 9

VTT-74510-1A

CEQA: ENV-2016-3313-MND
 Plan Area: Southeast Los Angeles
 Related Case: CPC-2016-3312-GPA-VZC-DB-SPR

Council District: 9 - Price
 Last Day to Act: 08-10-17

PUBLIC HEARING – Completed

PROJECT SITE: 232-250 West 25th Street; 2504-2528 South Grand Avenue;
 227-243 West Adams Boulevard

IN ATTENDANCE:

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department; Michael Schwartzman, Daniel Gehman, Ryan Leaderman and Alex Irvine, representing the applicant

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval by the Commission as stated on the record:

The merger of five parcels and excess right-of-way along Grand Avenue into a single lot and three airspace lots.

1. **Find**, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3313-MND ("Mitigated Negative Declaration"), 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 judgment 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 Program prepared for the Mitigated Negative Declaration;
2. **Deny** the appeal and **sustain** the Deputy Advisory Agency's approval of the Vesting Tentative Tract.
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Choe and the vote proceeded as follows:

Moved: Perlman
 Seconded: Choe
 Ayes: Ambroz, Katz, Mack, Millman, Mitchell, Padilla-Campos, Dake Wilson

Vote: 9 – 0

MOTION PASSED

ITEM NO. 10

CPC-2016-3312-GPA-VZC-DB-SPR

CEQA: ENV-2016-3313-MND

Plan Area: Southeast Los Angeles

Related Case: VTT-74510-1A

Council District: 9 - Price
 Last Day to Act: 08-10-17

PROJECT SITE: 232-250 West 25th Street; 2504-2528 South Grand Avenue;
 227-243 West Adams Boulevard

IN ATTENDANCE:

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department; Michael Schwartzman, Daniel Gehman, Ryan Leaderman and Alex Irvine, representing the applicant

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record by the Commission:

Demolition of existing structures and surface parking for the construction, use and maintenance of a seven story, 87-foot high, mixed-use building with five stories of residential uses above a two-story parking and commercial podium. The residential component includes approximately 278,384 square feet of floor area and up to 296 residential units. Of these units, 11 percent (25 units) of the base density of 221 units are reserved for restricted affordable units at the Very Low Income level. A minimum of three (3) units shall be reserved as Workforce Income Units. The commercial component consists of approximately 5,000 square-feet of retail/restaurant uses at the ground level. Approximately 341 parking spaces would be provided on the ground level and second level of the two-story podium.

REQUESTED ACTIONS:

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 Mitigated Negative Declaration, No. ENV-2016-3313-MND, adopted on August 10, 2017 (Under VTT-74510-1A); 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 Mayor and the City Council **approve** a General Plan Amendment, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), to amend the Southeast Los Angeles Community Plan to change the land use designation from Limited Manufacturing to Community Commercial; and to amend the Community Plan Map to exempt the Project from the provisions of Footnote 1;

3. **Approve** and **recommend** that the City Council **adopt** a Vesting Zone Change, pursuant to City Charter Section 558 and Section 12.32-F, to change the zone designation from M1-2 to (T)(Q)C2- 2D;
4. **Approve** one (1) On-Menu Incentive (Density Bonus), pursuant to LAMC Section 12.22-A,25, with a set aside of 11 percent of the permitted density, 25 units, for Very Low Income Households:
 - a. to permit an 8-foot interior side yard in lieu of the otherwise required 10-feet as prescribed by LAMC Section 12.11.C.2.
5. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05, for a development which creates 50 or more dwelling units;
6. **Adopt** the Conditions of Approval, as modified by the Commission; and
7. **Adopt** the Findings.

The motion was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Ambroz
 Seconded: Millman
 Ayes: Katz, Mack, Mitchell, Padilla-Campos, Dake Wilson
 Nays: Choe, Perlman

Vote: 7 – 2

MOTION PASSED

ITEM NO. 11

VTT-74112-1A

CEQA: ENV-2013-2994-MND

Plan Area: Central City North

Related Case: CPC-2013-2993-GPA-VZC-HD-DB-MCUP-SPR

Council District: 14 - Huizar

Last Day to Act: 09-01-17

PUBLIC HEARING HELD

PROJECT SITE: 1525 East Industrial Street; 1549 East Industrial Street;
 656 – 660 South Alameda Street

IN ATTENDANCE:

Michael Sin, City Planning Assistant, Jennifer Caira, City Planner, Blake Lamb, Senior City Planner and Shana Bonstin, Principal City Planner, representing the Department; Ben Brosseau, applicant; Matt Dzurec and Dale Goldsmith of Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP representing the applicant

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record by the Commission:

A Vesting Tentative Tract for the merger of two lots and resubdivision into one master ground lot and 13 airspace lots for a maximum 344 live-work units and 29,544 square feet of commercial space.

1. **Find**, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-2994-MND ("Mitigated Negative Declaration"), 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 judgment 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 Program prepared for the Mitigated Negative Declaration;
2. **Deny** the appeal and **sustain** the decision of the Advisory Agency to approve the Vesting Tentative Tract Map;
 3. **Adopt** the Conditions of Approval as modified by the Commission; and
 4. **Adopt** the Findings.

The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

Moved: Ambroz
 Seconded: Dake Wilson
 Ayes: Choe, Katz, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

ITEM NO. 12

[CPC-2013-2993-GPA-VZC-HD-DB-MCUP-SPR](#)

CEQA: ENV-2013-2994-MND; ENV-2017-1676-SCEA

Plan Area: Central City North

Related Case: VTT-74112-1A

Council District: 14 - Huizar

Last Day to Act: 09-01-17

PROJECT SITE: 1525 East Industrial Street; 1549 East Industrial Street;
 656 – 660 South Alameda Street

IN ATTENDANCE:

Jennifer Caira, City Planner, Blake Lamb, Senior City Planner and Shana Bonstin, Principal City Planner, representing the Department; Ben Brosseau, applicant; Matt Dzurec and Dale Goldsmith of Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP representing the applicant

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record by the Commission:

Demolition of an existing industrial building, loading dock, and freight truck/trailer storage area, and the construction of a 336,304 square-foot mixed-use project on a 2.59 acre site with 344 live/work units, 7,458 square feet of leasing/amenity area, 24,774 square feet of creative office uses and resident production space, and 4,042 square feet of restaurant space. The proposed Project would have a maximum height of 85 feet and a total floor area of 336,304 square feet, resulting in a Floor Area Ratio (FAR) of 2.98:1. The Project would provide a total of 536 vehicle parking spaces and 394 bicycle parking spaces. The Applicant proposed to set aside 18 units as Restricted Affordable Units for Very Low Income and five Work Force Units.

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 Mitigated Negative Declaration, ENV-2013-2994-MND; ENV-2017-1676-SCEA, adopted on August 10, 2017 (Under VTT-74112-

- 1A); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Recommend** that the City Council **adopt**, pursuant to Public Resources Code, Section 21155.2, the SB 375 Sustainable Communities Environmental Assessment (“SCEA”), No. ENV-2017-1676-SCEA and the Mitigation Monitoring Program prepared for the SCEA;
 3. **Approve** and **recommend** that the Mayor and the City Council **approve** a General Plan Amendment, pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, to amend the Central City North Community Plan to re-designate the subject property from Heavy Manufacturing to Regional Commercial;
 4. **Recommend** that the City Council **approve** a Vesting Zone Change and Height District Change, pursuant to City Charter Section 558 and LAMC Section 12.32 Q, from M3-1-RIO to [T][Q]C2-2D-RIO, with a D limitation of a 3:1 FAR;
 5. **Approve** an On-Menu Density Bonus Incentive, pursuant to LAMC Section 12.22 A.25(g)(2), for a seven (7) percent reduction in required on-site residential open space;
 6. **Approve** a Waiver of Development Standards Incentive, pursuant to LAMC Section 12.22 A.25(g)(3), for a variable side yard setback for Building A of 0 to 10 feet, in lieu of 10 feet;
 7. **Approve** a Master Conditional Use Permit, pursuant to LAMC Section 12.24 W.1, for the sale and dispensing of alcoholic beverages for on-site consumption within three establishments;
 8. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05, for a development project that results in an increase of 344 residential live/work units;
 9. **Adopt** the Conditions of Approval as modified by the Commission; and
 10. **Adopt** the Findings.

The motion was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

Moved: Ambroz
 Seconded: Padilla-Campos
 Ayes: Choe, Katz, Mitchell
 Nays: Mack, Millman, Perlman, Dake Wilson

Vote: 5 – 4

MOTION PASSED

ITEM NO. 13

CPC-2009-1557-CPU-M2

CEQA: ENV-2009-1558-EIR
 Plan Area: San Pedro

Council District: 15 - Buscaino
 Last Day to Act: N/A

LIMITED PUBLIC HEARING – Completed

PROJECT SITE:

San Pedro Community Plan Area (CPA). The CPA is located adjacent to the Port of Los Angeles, the Pacific Ocean, and the City of Rancho Palos Verdes. It is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the City of Rancho Palos Verdes.

IN ATTENDANCE:

Priya Mehendale, City Planner, Craig Weber Principal City Planner representing the Planning Department

MOTION:

Commissioner Padilla-Campos put forth the actions below in conjunction with the following:

Modifications to the proposed San Pedro Community Plan (Proposed Plan) initially acted on by the City Planning Commission on March 14, 2013 and again on October 13, 2016. The Proposed Plan revises and updates the current Community Plan (Policy Document) and General Plan Land Use Map since the last plan update in 1999. The modifications to the Proposed Plan include: further updates and clarifications to the Policy Document and the implementation programs of the Policy Document, including an assessment and a new program as required by Measure JJJ; updates to the proposed Community Plan Implementation Overlay (CPIO) District Ordinance; and clarification of the Western Avenue Corridor Street Enhancement relationship to the Proposed Project.

1. **Approve** the Recommendation Report presented by staff as a portion of the Commission Report, as previously approved on March 14, 2013 and October 13, 2016;
2. **Approve** and **recommend** that the Mayor **approve** and the City Council adopt the proposed Recommended Plan, as modified, related to the San Pedro New Community Plan as shown in Exhibits A, B, and D, presented to the Commission;
3. **Approve** and **recommend** that the City Council **adopt** the proposed San Pedro Community Plan Implementation Overlay (CPIO) District, as modified, in Exhibit C presented to the Commission;
4. **Authorize** the Director of Planning to present the Recommendation Report, to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter; and
5. **Recommend** that the City Council find that the approved and recommended modifications do not constitute significant new information under CEQA Guidelines Section 15088.5 and certify and adopt the Environmental Impact Report ENV-2009-1558-EIR (State Clearinghouse No. 2008021004) in its determination approving the Recommended Plan, as modified.

The motion was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Padilla-Campos
 Seconded: Millman
 Ayes: Ambroz, Choe, Katz, Mack, Mitchell, Perlman, Dake Wilson

Vote: 9 – 0

MOTION PASSED


ITEM NO. 14
REVOCAION OF AUTHORITY

Discussion and action to revoke the Planning Director's delegated authority under Charter Section 559 to review and make recommendations on behalf of the City Planning Commission with respect to changes to Case No. CPC-2015-4613-GPA-VZC-HD-BL-CUB-SPR, for the site located at 3525 West 8th Street / 765 South Serrano Avenue (Council File No. 14-0194-S1).

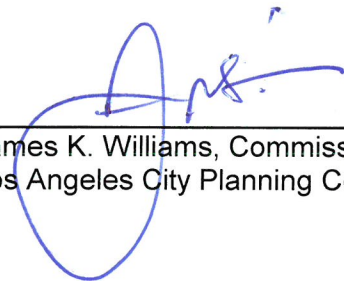
The Commission may, at its discretion, revoke the Planning Director's authority to approve or disapprove changes to the Zone Change Ordinance (motion required).

Upon advice from Deputy City Attorney Amy Brothers, the matter was disregarded as "moot" and no action was taken.

There being no further business to come before the City Planning Commission, the meeting adjourned at 1:38 p.m.



David Ambroz, President
Los Angeles City Planning Commission



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES
SEP 14 2017
CITY PLANNING DEPARTMENT
COMMISSION OFFICE