

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 10, 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. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:38 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell and Veronica Padilla-Campos in attendance.

Commissioners Dana Perlman was not in attendance.

Also in attendance were Kevin J. Keller, Executive Officer, Lisa M. Webber, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant and Marcos G. Godoy, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Kevin J. Keller, Executive Officer, had no Director’s Report.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:
Commissioner Khorsand moved to approve the Minutes of Meeting September 26, 2019.
Commissioner Mitchell seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

ITEM NO. 3**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsiderations.

President Millman announced Item Nos. 06 and 07 would be taken out of order and Item Nos. 06 and 07 would be heard together as they pertain to the same project, but separate motions would be taken.

President Millman announced the recusal of Commissioner Choe for Item Nos. 06 and 07.

ITEM NO. 06**VTT-73966-CN-1A**

CEQA: ENV-2015-4558-EIR; SCH No. 2016061048

Plan Area: Central City

Related Case: CPC-2015-4557-MCUP-CUX-TDR-SPR-DD

Council District: 14 – Huizar

Last Day to Act: 10-10-19

PROJECT SITE: 813-815 West Olympic Boulevard; 947-951 South Figueroa Street

IN ATTENDANCE:

Sergio Ibarra, City Planner and Heather Bleemers, Senior City Planner, representing the Department; Jaime Hall, representing the Appellant; and Anne Williams, representing the Applicant.

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:

Merger and resubdivision of a 0.85-acre site into one master ground lot and 31 airspace lots (32 lots in total) for condominium purposes for a mixed-use development, a deviation from Advisory Agency Parking Policy AA-2000-01; and a Haul Route for the export of approximately 115,500 cubic yards of soil.

1. Find, that the City Planning Commission has reviewed and considered the information contained

in the Environmental Impact Report prepared for this Project, which includes the Draft EIR, No. ENV-2015-4558-EIR (SCH No. 2016061048), dated October 2018, and the Final EIR, dated August 2019 (Olympic Tower EIR), and the Errata, dated September 2019, as well as the whole of the administrative record;

CERTIFY the following:

- a. The Olympic Tower EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Olympic Tower EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The Olympic Tower EIR reflects the independent judgment and analysis of the lead agency.

ADOPT the following:

- a. The related and prepared Olympic Tower Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Olympic Tower EIR (Exhibit B);
2. Deny the appeal and sustain the Advisory Agency's decision to approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 73966-CN for the Project;
 3. Adopt the Conditions of Approval; and
 4. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 07

CPC-2015-4557-MCUP-CUX-TDR-SPR-DD

CEQA: ENV-2015-4558-EIR; SCH No. 2016061048

Plan Area: Central City

Related Case: VTT-73966-CN-1A

Council District: 14 – Huizar

Last Day to Act: 10-10-19

PROJECT SITE: 813-815 West Olympic Boulevard; 947-951 South Figueroa Street

IN ATTENDANCE:

Sergio Ibarra, City Planner and Heather Bleemers, Senior City Planner, representing the Department; and Anne Williams, representing the Applicant.

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 and removal of all existing development on the Project Site and development of a single 57-story high-rise building containing up to 65,074 square feet of retail/commercial space; 33,498

square feet of office space; 10,801 square feet of hotel conference center/ballroom space; 8,448 square feet of residential condominium amenities; 373 hotel rooms; 374 residential condominium units; and 9,556 square feet of penthouse amenity area for a project total of 779,173 square feet of total floor area. A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within the podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. The Project proposes a maximum floor area ratio (FAR) of 13:1.

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 Olympic Tower Environmental Impact Report (EIR), which includes the Draft EIR, No. ENV-2015-4558-EIR (SCH No. 2016061048) dated October 4, 2018, the Final EIR, dated August 14, 2019, and the Errata, dated September 2019, certified on August 28, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Approve and recommend that the City Council approve, pursuant to LAMC Sections 14.5.6 and 14.5.8 through 14.5.12, the requested Transfer of Floor Area Rights (TFAR) Application for the transfer of greater than 50,000 square feet of floor area to the Project Site from the City of Los Angeles, including its Convention Center;
3. Approve a Master Conditional Use to permit for a full line of alcoholic beverages for on-site consumption within up to 16 premises and up to four premises for off-site consumption;
4. Approve a Conditional Use Permit to allow dancing within the commercial uses;
5. Approve a Director's Decisions to allow less than one on-site tree per four residential dwelling units (63 trees in lieu of 94 trees);
6. Approve a Director's Decision to allow short-term bicycle parking inside a building and short-term and long-term bicycle parking on a level other than the ground floor or nearest floor to the ground floor in a parking garage;
7. Approve a Site Plan Review for a project resulting in an increase of 50 or more dwelling units or guest rooms;
8. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 8, 2019; and
9. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

President Millman announced the recusal of Commissioner Choe for Item Nos. 5a and 5b.

ITEM NOS. 5a and 5b

CONSENT CALENDAR**MOTION:**

Commissioner Ambroz moved to approve the consent calendar. The action was seconded by Commissioner Khorsand:

CPC-2016-4710-TDR-MCUP-SPR

CEQA: ENV-2019-1792-SCEA

Plan Area: Central City

Council District: 14 – Huizar

Last Day to Act: 10-15-19

PUBLIC HEARING – Completed November 8, 2018**PROJECT SITE:** 1000 – 1034 South Hill Street; 220 – 226 West Olympic Boulevard

Demolition of an existing surface parking lot and the construction, use, and maintenance of a 60-story, mixed-use building (760 feet in height) with 700 residential dwelling units and 15,000 square feet of ground floor commercial/retail space. The Project includes 657,943 square feet of floor area on the 50,611 square-foot site, resulting in a Floor Area Ratio (FAR) of 13:1. The Project proposes a total of 1,075 vehicle parking spaces within seven subterranean levels and levels one through four above grade. A total of 708 long-term and 78 short-term bicycle parking spaces are proposed, along with approximately 86,976 square feet of open space and amenity areas for residents on the site. Seven street trees would be removed from the public right-of-way; 184 new trees are proposed, including 42 street trees.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project, including the approval of the TFAR, Master Conditional Use Permit, and Site Plan Review requests, was assessed in Sustainable Communities Environmental Assessment, No. ENV-2019-1792-SCEA, adopted on June 11, 2019 (Council File No. 18-1206); 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, pursuant to Section 14.5.6 B of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 354,277 square feet to the Project Site (Receiver Site) permitting a maximum 13:1 FAR in lieu of the maximum permitted 6:1 FAR;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

CPC-2018-3029-CU-DB-SPP

CEQA: ENV-2018-3030-CE

Plan Area: Wilshire

Council District: 13 – O'Farrell

Last Day to Act: 10-12-19

PUBLIC HEARING – Completed July 31, 2019**PROJECT SITE:** 4055 – 4065 $\frac{3}{4}$ West Oakwood Avenue**PROPOSED PROJECT:**

After-the-fact demolition of a 14-unit multi-family residential complex and a six-unit multi-family residential complex, and the construction, use and maintenance of a five-story, multi-family residential building containing 68 dwelling units, including 10 units restricted to Very Low Income Households and four units restricted to Low Income Households. The proposed building will be a maximum of 60.79 feet in height and contain 100,852 square feet of floor area at a 4.02:1 floor area ratio (FAR). The

Project will provide 85 automobile parking spaces, 40 bicycle parking stalls, and 10,403 square feet of usable open space within a courtyard, terraces, a recreation room, and balconies.

1. Determine, that based on the whole of the administrative record as supported by the justification prepared and found in the case file, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;
2. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a 70-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 68 dwelling units in lieu of 40 units as otherwise permitted in the R3-1 Zone;
3. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit a 35-percent density bonus and the following On-Menu and Off-Menu Incentives for a Housing Development Project totaling 68 dwelling units, reserving 10 units for Very Low Income Households and four units for Low Income Households for a period of 55 years:
 - a. An On-Menu Incentive for a 34-percent increase in the maximum FAR to allow 4.02:1 in lieu of 3:1 as otherwise permitted in the R3-1 Zone;
 - b. An Off-Menu Incentive for a 15.79-foot increase in the maximum building height limit to allow 60.79 feet in lieu of 45 feet as otherwise permitted in the R3-1 Zone; and a 22-foot increase in the maximum transitional height limit to allow 60.79 feet in lieu of 38.79 feet as otherwise permitted in Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan (Vermont/Western SNAP); and
 - c. An Off-Menu Incentive to allow a total combined lot area of 29,703.9 square feet to form a single building site in lieu of 15,000 square feet as otherwise permitted in Subarea A of the Vermont/Western SNAP;
4. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the after-the-fact demolition of a 14-unit multi-family residential complex and a six-unit multi-family residential complex, and the construction, use and maintenance of a five-story, multi-family residential building containing 68 dwelling units within Subarea A of the Vermont/Western SNAP;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Vote: 7 – 0

MOTION PASSED

President Millman recessed the meeting at 10:25 a.m. The meeting reconvened at 10:36 a.m. with Commissioners Ambroz, Choe, Khorsand, Leung, Mack, Mitchell, and Padilla-Campos in attendance.

ITEM NO. 8**ZA-2018-2453-CU-DB-SPR-1A**

CEQA: ENV-2018-2454-CE

Plan Area: South Los Angeles

Council District: 9 – Price

Last Day to Act: 10-10-19

PUBLIC HEARING HELD

PROJECT SITE: 806 West Adams Boulevard (758 – 832 West Adams Boulevard and 2610 South Severance Street)

IN ATTENDANCE:

Nicholas Ayers, City Planning Associate, Jordann Turner, City Planner, Henry Chu, Zoning Administrator and Nicholas Hendricks, Senior City Planner, representing the Department; Jim Childs, Appellant; and Andrew Brady, representing the Applicant/ Appellant.

MOTION:

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

Demolition of one existing on-site building and associated parking lot and the construction 99 five-bedroom apartment units within six, three-story buildings over a single-level podium parking structure, totaling four stories. Five of the apartment units would be restricted affordable units for Very Low Income households. An additional four-story building would provide a clubhouse that would include a variety of resident-serving amenities. In total, the Project would construct 183,150 square feet of new floor area. The seven buildings would sit on a fully enclosed and screened single-level, ground-floor parking structure providing a total of 259 vehicle parking spaces for off-street parking and 109 bicycle parking spaces. A total of 19 on-site, non-protected trees will be removed as a result of the Project.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal filed by Jim Childs and sustain the decision of the Zoning Administrator, pursuant to Section 12.24 W.52 of the Los Angeles Municipal Code (LAMC) to approve, a Conditional Use to permit 102 dwelling units, 99 of which contain more than five habitable rooms, within the North University Park – Exposition Park – West Adams Neighborhood Stabilization Overlay and a 22.5 percent Density Bonus with six percent of the base number of dwelling units set aside for Very Low Income Households, requesting one On-Menu Incentive;
3. Grant the appeal filed by Robert Champion and thereby overturn the decision of the Zoning Administrator dated May 17, 2019 which approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50 dwelling units;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 10, 2019; and
5. Adopt the Findings.

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

Moved: Choe

Second: Khorsand

Ayes: Ambroz, Leung, Mack, Millman, Mitchell, Padilla-Campos

Absent: Perlman

Vote: 8 – 0

MOTION PASSED

Commissioner Padilla-Campos left the meeting at approximately 11:50 a.m.

ITEM NO. 9

DIR-2018-3888-TOC-1A

CEQA: ENV-2018-3889-CE

Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 4 – Ryu

Last Day to Act: 10-22-19

PUBLIC HEARING HELD

PROJECT SITE: 4433 North Cartwright Avenue

IN ATTENDANCE:

Marianne King, City Planning Associate, Michelle Levy, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Department; and Monica Fernandez, Appellant.

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:

Construction of a new five-story, 56-foot high, approximately 21,386 square foot, 14 unit apartment building with parking at grade with two of the units set aside for Extremely Low Income Households for a period of 55 years which makes the Project eligible for Tier 1 Base Incentives and three additional incentives. The Project includes a ground level lobby area, 8 parking spaces, 14 long term and 2 short-term bicycle spaces, and 1,450 square feet of open space (750 square feet common open space, 700 square feet private open space).

1. Determine, that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, 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. Deny the appeal and sustain the Director of Planning's determination to approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, Base Incentives including a 50 percent increase in density and automobile parking consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 1 incentives to permit 14 dwelling units by reserving two units, equal to 11 percent of the total units, for Extremely Low Income Household, in addition to the following additional three incentives:
 - a. Height. An increase in height from the allowed 45 feet per LAMC 12.21.1 A to 56 feet to the top of the parapet line in accordance with the 11-foot height increase allowed under Tier 1 additional incentives;
 - b. Front Yard. A front yard reduction to 11 feet 3 inches as permitted by Tier 1 additional incentives in lieu of the required 15-foot front yard setback required by LAMC 12.10 C.1;

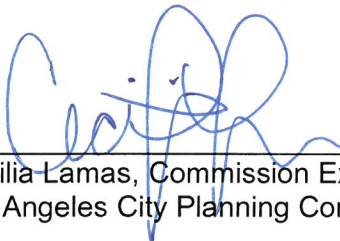
- and
- c. Side Yard. A south side yard reduction to 6 feet as permitted by Tier 1 additional incentives in lieu of the required 8-foot side yard setback required by LAMC 12.10 C.2;
3. Adopt the Conditions of Approval; and
 4. Adopt the Findings.

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

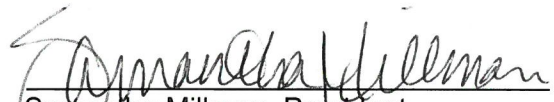
Moved: Millman
Second: Khorsand
Ayes: Ambroz, Choe, Leung, Mack, Mitchell
Absent: Perlman, Padilla-Campos

Vote: 7 – 0

There being no further business before the Commission, President Millman adjourned the meeting at 12:19 p.m.



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission



Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

NOV 14 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**