

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 12, 2015, after 8:30 a.m.
CITY HALL, PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President David Ambroz at 8:37 a.m.
Commissioners present: Ahn, Cabildo, Choe, Katz, Mack, Perlman, Segura, Dake-Wilson

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments – Deputy Director Lisa Webber gave the Department update.
 - 1. Ongoing Status Reports: Condition Compliance Unit's Monitoring, Verification and Inspection Program (MVIP) – Rocky Wiles
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – January 8, 2015

Motion: To approve the Minutes of Meeting for January 8, 2015

Moved: Choe
Seconded: Katz
Ayes: Ahn, Ambroz, Cabildo, Mack, Perlman, Segura, Dake-Wilson

Vote: 9 – 0

3. **PUBLIC COMMENT PERIOD**

Robert Chernio spoke on condition requirements and code enforcement.

4. **CPC-2014-326-ZC-TDR-ZV-MS-CDO-SPR**

CEQA: ENV-2013-3187-MND

Plan Area: Central City

Council District: 14 – Huizar

Expiration Date: 2-27-15

Appeal Status: Appealable to City Council; ZC appealable by applicant only, if disapproved in whole or in part

PUBLIC HEARING – Completed on January 15, 2015

Location: 400, 410, 412, 414, 418, 420, 422 S. BROADWAY; 218, 230 W. 4TH STREET
(Legally described as Lots: FR 9, FR 10, Block: 10, Tract: Ord's Survey)

Proposed Project:

The demolition of an existing one-story commercial building with rooftop parking and the construction of a mixed-use development consisting of a 34-story, high-rise residential condo tower. The Project would include 450 residential units and 6,904 square feet of commercial/retail space located at the ground level. A total of 450 parking spaces would be provided in two subterranean and six podium levels. The proposed Project would consist of a total of 433,260 square feet of floor area. The Project would export approximately 27,777 cubic yards of dirt.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2013-3187-MND**) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 227,742 square feet to the project site (Receiver Site) permitting a maximum FAR of 12.65:1 and 433,260 square feet of floor area in lieu of a 6:1 FAR which permits 205,518 square feet of floor area.
3. Pursuant to LAMC Section 12.32, a Zone Change to amend [Q] Qualified Condition Number 11 of Ordinance 180,871 to permit a reduced floor to ceiling height of 9 feet, in lieu of 15 feet, for 580 square feet of the ground floor retail space.
4. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.5(a)(1), to reduce the parking stall width for 88 residential standard parking spaces from the code-required 8'-6" to 8'-4".
5. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.5(b) to reduce the drive aisle width for the ground floor, floors B1, B2, 2, 3, 4, 5 and 6 from the code-required 28'-0" to 26'-8".
6. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 G.2(a)(3) to permit 84 trees in lieu of the required 113 trees.
7. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to allow a 4.3 percent reduction from the Open Space required in LAMC Section 12.21 G for a total open space of 46,887 square feet in lieu of the required 48,975 square feet.
8. Pursuant to LAMC Section 13.08, a Design Overlay Plan Approval within the Broadway Theater and Entertainment District Community Design Overlay (Broadway CDO).
9. Pursuant to LAMC Section 16.05 a Site Plan Review for a project which results in 50 or more residential units.

Applicant: Izek Shomof, Grand Pacific 7-28, LLC
Representative: Hamid Behdad, PE, Central City Development Group

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2013-3187-MND**) and associated findings for the above referenced project.
2. Recommend that the City Planning Commission Continue this case, CPC-2014-326-ZC-TDR-ZV-MS-CDO-SPR until after the Agency Board acts on the requested TFAR Transfer Plan and Public Benefit Payment, in order for the City Planning Commission to consider the requested Public Benefit Payment, TFAR Transfer Plan, and Associated Findings.
3. Approve, and Recommend the City Council Adopt a Zone Change to amend [Q] Qualified Condition Number 11 of Ordinance 180,871 to permit a reduced floor to ceiling height of 9 feet, in lieu of 15 feet, for 580 square feet of the ground floor.
4. Deny as Not Necessary the requested Variance from LAMC Section 12.21 A.5(a)(1), to reduce the parking stall width for 88 residential standard parking spaces from the code-required 8'-6" to 8'-4".
5. Deny as Not Necessary the requested Variance from LAMC Section 12.21 A.5(b) to reduce the drive aisle width for the ground floor, floors B1, B2, 2, 3, 4, 5 and 6 from the code-required 28'-0" to 26'-8".
6. Deny as Not Necessary the requested Variance from LAMC Section 12.21 G.2(a)(3) to permit 84 trees in lieu of the required 113 trees.
7. Deny as Not Necessary the requested Director's Decision per Section 12.21 G.3 of the LAMC to permit a 4.3 percent reduction to the required open space (46,887 square feet in lieu of 48,975 square feet).
8. Approve a Director's Decision per Section 12.21 G.3 of the LAMC to permit a 10 percent increase in the qualifying area of recreation rooms for a maximum of 35 percent, or 16,643 square feet.
9. Approve the requested CDO Plan Approval for a mixed-use project in the Broadway Theater and Entertainment CDO.
10. Approve the requested Site Plan Review for a project that creates a maximum 433,260 square feet of development including 450 residential units and 6,904 square feet of retail/commercial uses.
11. Adopt the Findings.
12. Advise the applicant that pursuant to the 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 (NOD) filing.

Staff: Blake Lamb, (213) 978-1167

Motion: To approve the project as recommended by staff with modified Conditions and technical corrections.

Moved: Choe
Seconded: Perlman
Ayes: Ahn, Ambroz, Cabildo, Katz, Mack, Segura, Dake-Wilson

Vote: 9 – 0

5. **CPC-2014-1544-ZC-ZAD**
CEQA: ENV-2014-1545-ND
Plan Area: South Los Angeles

Council District: 9 – Price
Expiration Date: 2-18-15
Appeal Status: Appealable to City Council;
ZC appealable by applicant only, if
disapproved in whole or in part

PUBLIC HEARING – Completed on December 15, 2014

Location: 3335 S. FIGUEROA STREET

Proposed Project:

The Proposed Project consists of an entitlement request for a Zone Change to amend “Q” Qualified Condition No. 4(a) and delete 4(b) and 4(c) in Ordinance No. 178,542 to remove the requirement to provide 440 residential parking spaces off-site, and a Zoning Administrator Determination to allow shared parking among commercial uses and residential guests for the University Gateway development. The Project was previously approved in 2006 under case no. CPC-2006-7446-GPA-ZC-HD-ZV-BL-SPR. The existing building was fully constructed in 2010 and is now operated by Wilson University Gateway, LLC. It currently provides 421 residential units for University of Southern California students and approximately 74,516 square feet of commercial uses. The project provides a total of 1,215 parking spaces: 775 on-site parking spaces in a seven-level above-ground parking garage that consists of 327 commercial spaces, 27 residential guest spaces, and 421 residential spaces and 440 off-site parking spaces in an existing parking structure located at 3401 South Grand Avenue, known as the University Parking Center.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration (**ENV-2014-1545-ND**) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32.F, a Zone Change to amend “Q” Qualified Condition No. 4(a) and delete 4(b) and 4(c) in Ordinance No. 178,542 for the property located at 3335 S. Figueroa Street.
3. Pursuant to LAMC Section 12.24.X.20, a Zoning Administrator Determination for a Shared Parking Approval to permit the shared parking of 354 on-site spaces among all commercial uses and residential guests.

Applicant: Wilson University Gateway, LLC
Representative: Katherine Casey, Craig Lawson & Co., LLC

Recommended Actions:

1. Adopt the Negative Declaration (**ENV-2014-1545-ND**) for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. Approve a Zone Change to amend “Q” Qualified Condition No. 4(a) and delete 4(b) and 4(c) in Ordinance No. 178,542 for the property located at 3335 S. Figueroa St., with the Conditions of Approval.
3. Approve a Zoning Administrator Determination for a Shared Parking Approval to permit the shared parking of 354 on-site spaces among all commercial uses and residential guests, with the Conditions of Approval.
4. Adopt the Findings.

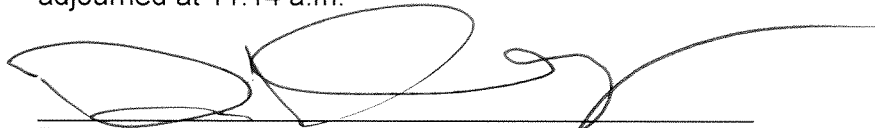
Staff: Michelle Singh (213) 978-1166

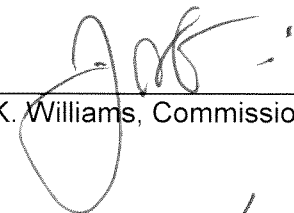
Motion: To approve the project as recommended by staff with modified Conditions and amended Findings.

Moved: Katz
Seconded: Ahn
Ayes: Ambroz, Cabildo, Mack, Perlman, Segura, Dake-Wilson
Absent: Choe

Vote: **8 – 0**

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:14 a.m.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: 2/26/15