

**OFFICIAL MINUTES**  
CITY OF LOS ANGELES  
CITY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES FOR  
**THURSDAY, OCTOBER 13, 2016, after 8:30 a.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**200 NORTH 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. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT [planning.lacity.org](http://planning.lacity.org), OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

The meeting was called to order at 8:41 a.m. Commissioners present were President David Ambroz, Vice President Renee Dake Wilson, Robert Ahn, Richard Katz, John Mack, Samantha Millman and Dana Perlman. Commissioners absent were Caroline Choe and Veronica Padilla-Campos.

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**ITEM NO. 1**

**DIRECTOR'S REPORT**

The Director of Planning, Vincent Bertoni, gave an update on the Central City Downtown Community Plans, highlighting an event held at the Bradbury building and the approval by City Council of the Paramount Pictures Master Plan.

Principal City Planner Thomas Rothmann and City Planner Erick Lopez presented the Draft Downtown Community Plan and Downtown Zoning Code update.

Amy Brothers, Deputy City Attorney did not have a report.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

Commissioner Dake Wilson made the following motion:

Approve the meeting minutes of September 22, 2016. Commissioner Perlman noted a typographical error on Page No.12, item 9. Commissioner Mack seconded the motion.

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

Vote: 6 – 0  
**MOTION PASSED**

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL PRESENTATION:**

The opportunity to speak on behalf of the Hollywood Studio District Neighborhood Council was granted, but the representative did not provide an official written resolution regarding any matter and was asked to speak in an individual capacity.

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**ITEM NO. 4**

**PUBLIC COMMENT PERIOD**

The public comment period was opened and two speakers submitted cards. Liz Chow and Debra Wehbe. Liz Chow asked to speak on another item. Debra Wehbe of the Board of Neighborhood Commissioners (BONC) spoke about support for the neighborhood councils.

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**ITEM NO. 5**

**CONSENT CALENDAR**

All items were removed from the consent calendar and a public hearings were held.

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**ITEM NO. 5a**

**CPC-2015-779-GPA-ZC-DB-SPR**  
CEQA: ENV-2015-780-MND

Council District: 8 – Harris-Dawson  
Last Day to Act: 10-13-16

**PROJECT SITE:** 3831 West Stocker Street

Commissioner Katz made the following motion:

Continue the item to a date uncertain. The motion was seconded by Commissioner Millman.

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

**Vote: 6 – 0**

**MOTION PASSED**

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## ITEM NO. 6

**CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR**  
CEQA: ENV-2013-3263-MND

Council District: 13 – O'Farrell  
Last Day to Act: 10-31-16

**PROJECT SITE:** 6000 West Santa Monica Boulevard

Applicant: Jon Pecoraro, Hollywood Forever  
Representative: Donna Tripp, Craig Lawson & Co., LLC

Staff: Mindy Nguyen (213) 978-1241

Commissioner Ambroz made moved to approve the following project:

The proposed project includes the construction of two (2) new mausoleums, a maintenance facility and yard, and a surface parking lot as part of an expansion to the Hollywood Forever Cemetery. The Crescent Mausoleum includes a one-story addition to an existing mausoleum located along the Van Ness Avenue frontage, and will accommodate approximately 832 crypt spaces with a maximum height of 18 feet 9 inches. The Gower Mausoleum includes the construction of a new five-story mausoleum located along an undeveloped portion of the Gower Street frontage, and will accommodate approximately 29,752 crypt spaces with a maximum height of 97 feet 6 inches. The two structures have a combined floor area of approximately 87,688 square feet. The surface parking lot will be developed adjacent to the Crescent Mausoleum, and contains 107 parking spaces. The development is proposed to be phased over a 10-15 year period.

The motion was seconded by Commissioner Dake Wilson, and the following actions were taken thereto:

1. **Adopt** the Mitigated Negative Declaration No. ENV-2013-3263-MND and the revised Mitigation Monitoring Program (MMP) as the adequate environmental clearance.
2. **Approve** a Zone Change and Height District Change from A1-1XL to (T)(Q)A1-2D.
3. **Approve** Alternative Compliance for a Public Benefit Project to permit the expansion of an existing Cemetery Use in the A1 Zone, with the following alternatives from the Performance Standards of Section 14.00 A.1 of the LAMC:
  - a. Allow buildings on the site that are set back between 9-feet 6-inches to 210-feet from adjoining streets, R zoned properties and residential uses.
  - b. Permit a front yard setback of 9-feet 6-inches.
  - c. Permit a variable landscape buffer of 9-feet to 9-feet 6-inches along the Gower Street frontage.
  - d. Dismiss as Not Necessary Alternative Compliance to permit 107 parking spaces.
4. **Approve** a Zoning Administrator's Adjustment to allow a 9-foot 6-inch front yard and 9-foot side yard setbacks in lieu of the otherwise required 25-foot front and side yard setbacks in the A1 Zone.
5. **Dismiss** as Not Necessary a Zoning Variance to allow 107 parking spaces in lieu of the otherwise required 148 parking spaces for the addition of 87,688 square feet to an existing Cemetery Use.
6. **Approve** a Site Plan Review to allow the addition of 87,688 square feet of gross non-residential floor area.
7. **Adopt** conditions of approval as modified by the Commission.
8. **Adopt** findings as modified by the Commission.

Furthermore, the following recommendations were made:

1. **Recommend** that the City Council adopt the Mitigated Negative Declaration No. ENV-2013-3263 MND and the revised Mitigation Monitoring Program (MMP) as the adequate environmental clearance.
2. **Recommend** that the City Council adopt a Zone Change and Height District Change from A1-1XL to (T)(Q)A1-2D.
3. **Recommend** that the City Council adopt the attached Findings.

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

**Vote: 6 – 0**  
**MOTION PASSED**

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**ITEM NO. 7**

**CPC-2016-1083-GPA-VZC-HD-DB-SPR**  
CEQA: ENV-2015-1192-EIR, SCH#20151010001

Council District: 4 - Ryu  
Last Day to Act: 10-18-16

**PROJECT SITE:** 1118-1136 North McCadden Place,  
1119-1139 North McCadden Place,  
6719-6733 West Santa Monica Boulevard

Applicant: City of Los Angeles

Staff: Sergio Ibarra (213) 978-1324

Commissioner Ambroz moved to approve the following project:

The development of a mixed-use project that would provide services and affordable housing for underserved populations, including at-risk seniors and young adults in the LGBT community. The Project would also serve as the new headquarters for the LGBT Center. The Village at Ed Gould Plaza (Village), which is operated by the LGBT Center and includes a one/two-story building with approximately 30,708 square feet of floor area, would also become part of the McCadden Project to allow integrated services and expanded programs to be provided to the LGBT community.

The Project includes three buildings. The first building is a six-story, 75-foot senior housing building with 100 affordable housing units for seniors. The second building is a five-story, 60-foot youth housing building with up to 35 affordable housing units for young people, ages 18-24. The third building is a one- to four-story LGBT facility with approximately 69,250 square feet of floor area, including a 7,085-square-foot senior center, a 15,465-square-foot youth center, approximately 17,040 square feet of administrative offices, approximately 5,215 square feet of accessory recreational space, a 4,520-square-foot kitchen/service area, approximately 18,040 square feet of

dwelling space with 55 transitional living and emergency guest rooms with a capacity for 100 beds (including 60 transitional living beds and 40 emergency overnight beds), and 1,885 square feet of retail, all of which would primarily serve project residents, employees, clients, and guests. The LGBT facility would range in height from approximately 20 feet to approximately 56 feet. The Project also includes approximately 350 parking spaces that would be provided in a two-level subterranean parking garage.

Overall, the Project includes the removal of approximately 28,600 square feet of existing improvements and the construction of approximately 185,560 square feet of new improvements, resulting in a net increase of 156,960 square feet of new floor area on the Project Site. With inclusion of the existing Village floor area (approximately 30,708 square feet), the Project Site would include approximately 216,268 square feet of floor area following completion of the Project and a corresponding FAR of approximately 1.86:1. The FAR for the new construction would be approximately 2.15:1

The motion was seconded by Commissioner Millman and the following actions were taken thereto:

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 McCadden Project EIR No. ENV-2015-1192-EIR, SCH No. 2015101001, certified on September 12, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project and adopt the following:
  - a. The related and prepared Environmental Findings.
  - b. The Statement of Overriding Considerations.
  - c. The Mitigation Monitoring Program prepared for the EIR (Conditions of Approval Nos. 22, 23, and 24).
2. Recommend that the City Council Approve a General Plan Amendment to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to 'General Commercial'.
3. Recommend that the City Council adopt a Vesting Zone Change and Height District Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites; and a D-Limitation to allow an average 2.00:1 FAR over the entire site.
4. Approve a Density Bonus, with 100% restricted to Very Low to Moderate Income Households (100 Senior units and 35 Youth housing units) to allow Parking Option 2 and one On-Menu and two Off-Menu Affordable Housing Incentives as follows:
  - a. Pursuant to Section 12.22.A.25(f)(8), an "On-Menu" incentive to average the floor area ratio, density, parking, and open space.
  - b. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu incentive to allow a 5 foot reduction on the south side yard of the proposed youth housing building as required by LAMC Section 12.11.C.2, to permit 3 feet in lieu of 8 feet.
  - c. Pursuant to LAMC Section 12.22.A.24(g)(3), an off-menu incentive to allow 40 emergency overnight beds in lieu of the maximum 30 emergency overnight beds permitted by LAMC Section 12.14.A.44.
5. Approve a Site Plan Review for a project resulting in a net increase greater than 50 residential units.
6. Adopt the Conditions of Approval as modified by the Commission
7. Adopt the findings as amended by the Commission
8. Advise the applicant that, pursuant to California 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;
9. Advise the applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish

and Wildlife and/or Certificate of Wildlife Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Furthermore, the following recommendations were made:

1. Recommend that the City Council Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in McCadden Project EIR No. ENV-2015-1192-EIR, SCH No. 2015101001, certified on September 12, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project. Adopt the following:
  - a. The related and prepared Environmental Findings.
  - b. The Statement of Overriding Considerations.
  - c. The Mitigation Monitoring Program prepared for the EIR (Conditions of Approval Nos. 22, 23, and 24).
2. Recommend that the City Council adopt a General Plan Amendment to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to 'General Commercial'.
3. Recommend that the City Council adopt a Vesting Zone Change and Height District Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites; and a D-Limitation to allow an average 2.00:1 FAR over the entire site.

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

**Vote: 6 – 0**  
**MOTION PASSED**

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#### ITEM NO. 8

**CPC-2009-1557-CPU-M1**  
San Pedro Community Plan Area (CPA)

Council District: 15 – Buscaino

Applicant: City of Los Angeles

Commissioner Perlman made the following motion:

Approve the revised Community Plan Overlay District as recommended by staff with modifications previously requested by the City Planning Commission in 2013; add design standards and guidelines for the multi-family residential development, retain the CM Zoning in the North Gaffey Industrial District and add programs and make technical corrections to policy documents to reflect street designations.

The motion was seconded by Commissioner Mack, and the following actions were taken thereto:

1. Conduct a limited public hearing on the proposed modifications to the Proposed Plan acted upon by the CPC on March 14, 2013, as described in this Staff Recommendation Report.
2. Approve the Staff Recommendation Report as a portion of the Commission report which is comprised as both the March 14, 2013 and October 13, 2013 staff reports in their entirety and reaffirm the Commission's prior March 14, 2016 approval in its entirety.
3. Approve and recommend that the Mayor approve and the City Council adopt the modifications to the San Pedro Community Plan Resolution, Community Plan (Policy Document), the Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes, amending the San Pedro Community Plan as part of the General Plan of the City of Los Angeles.
4. Approve and recommend that the City Council adopt the requested rezoning actions to effect zone changes as identified in the updated Change Area Matrix and Map.
5. Instruct the Department of City Planning to finalize the necessary General Plan land use designation, zone and height district change ordinances to be presented to City Council to achieve zone consistency pursuant to Government Code section 65860 (d) as indicated in the Change Area Map and Matrix and make other technical corrections as necessary.
6. Approve and recommend that the Mayor approve and the City Council adopt the requested amendments to the Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the San Pedro Community Plan as modified on the Street Reclassification Matrix.
7. Approve and recommend that the City Council adopt all modifications to the proposed supplemental development regulations of the San Pedro Community Plan Implementation Overlay (CPIO) District, including the creation of a "Multi-Family" CPIO District Subarea and technical corrections to reflect boundary changes to the CPIO District including expansion of the Central Commercial E Subarea, Coastal Commercial A Subarea, Coastal Commercial B Subarea, and Industrial D Subarea.
8. Find that in accordance with Los Angeles Municipal Code Section 13.14.C.5, the proposed supplemental development regulations of the San Pedro Community Plan Implementation Overlay (CPIO) District, as modified to include the "Multi-Family" CPIO District Subarea and technical corrections to reflect boundary changes to the CPIO District including expansion of the Central Commercial E Subarea, Coastal Commercial A Subarea, Coastal Commercial B Subarea, and Industrial D Subarea, and the incorporation of guidelines, are consistent with, and necessary to implement the goals, policies, programs, and urban design guidelines of the San Pedro Community Plan.
9. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report ENV-2009-1558-EIR (State Clearinghouse No. 2008021004) in its determination approving the modifications to the Proposed Plan and transmit the EIR to the City Council for certification.
10. Approve and Recommend that the City Council adopt the Findings, as modified, and direct staff to prepare additional environmental findings for City Council consideration.
11. Authorize the Director of Planning to present the resolution, Community Plan (Policy Document) and General Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
12. 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.

Moved: Perlman

Seconded: Mack  
Ayes: Ambroz, Katz, Millman, Dake Wilson  
Absent: Ahn, Choe, Padilla-Campos

**Vote: 6 – 0**  
**MOTION PASSED**

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**ITEM NO. 9**

**CPC-2016-2110-CA – Citywide**

CEQA: ENV-2016-2111-ND

Applicant: City of Los Angeles

Staff: Phyllis Nathanson (213) 978-1474

Commissioner Ambroz made the following motion:

Continue the matter to the City Planning Commission Meeting of November 10, 2016.

The motion was seconded by Commissioner Dake Wilson.

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

**Vote: 6 – 0**  
**MOTION PASSED**

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**ITEM NO. 10**

**CPC-2016-2112-ZC, CPC-2016-2115-ZC**

CEQA: ENV-2016-2111-ND

Plan Area: Wilshire

Council District: 5 - Koretz  
Expiration Date: N/A

Commissioner Ambroz called the Item which included Case Nos. CPC-2016-2112-ZC and CPC-2016-2115-ZC. He then stated that the item related to the “D” Limitation within the Oaks of Los Feliz, specifically designated by Case No. CPC-2016-2115-ZC, would be considered first, to allow Commissioner Dake Wilson to recuse herself, because she resides within the area. The Zone Changes for the rest of the communities, designated by Case No. CPC-2016-2112-ZC, would be considered after, with Commissioner Dake Wilson in attendance.

**CPC-2016-2115-ZC**  
CEQA: ENV-2016-2111-ND  
Plan Area: All

Council Districts: All

Applicant: City of Los Angeles

Staff: Christine Saponara (213) 978-1363

The Commission considered the following:

1. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code, approve a recommendation that Council will adopt, a Height District Change / Zone Change to those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE 9-1, R1-1D, RE 9-1D, RE11-1D, RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D with a modifications to Lot Coverage and FAR in the Existing Development "D" Limitation.
2. Pursuant to Section 21082.1(c)(3) of the California Resources Code, the adoption of Negative Declaration No. ENV-2016-2111-ND.

After staff presentation, discussion and public testimony on the matter, Commissioner Ambroz made the following motion:

1. Adopt Negative Declaration No. ENV-2016-2111-ND.
2. Approve the Zone Change Ordinance establishing a Height District Change to those parcels lying within the proposed **Oaks of Los Feliz** Ordinance Map from R1-1, RE 9-1, R1-1D, RE 9-1D, RE11-1D, RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D, with modifications to Lot Coverage and FAR in the Existing Development "D" Limitation.
3. Adopt the Findings as recommended by staff.

Further, that the following recommendations be made:

1. Recommend that the City Council find that the Project was assessed in the Negative Declaration No. ENV-2016-2111-ND.
2. Recommend that the City Council adopt the Zone Change Ordinance establishing a Height District Change to those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE 9-1, R1-1D, RE 9-1D, RE11-1D, RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D, with a modifications to Lot Coverage and FAR in the Existing Development "D" Limitation.

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

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

**Vote: 5 – 0**

**MOTION PASSED**

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Commissioner Dake Wilson rejoined the meeting.

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The Commission considered the following:

**CPC-2016-2112-ZC**

CEQA: ENV-2016-2111-ND

Plan Area: All

Council Districts: All

Applicant: City of Los Angeles

As follow-up to Interim Control Ordinance number 183,497 and 184,381, a proposed zone change ordinance to provide more specialized development regulation for single-family dwelling units within the project boundaries utilizing the new "R1- One-Family Variation Zones" proposed for the Los Angeles Municipal Code via a separate Code Amendment case number CPC-2016-2110-CA. The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

The proposed zone changes are within an area that consists of several communities throughout the City identified in the proposed Ordinances by the following neighborhood names:

- Faircrest Heights
- Wilshire Vista
- Picfair Village
- Crestview
- South Hollywood
- La Brea Hancock
- Larchmont Heights,
- The Oaks of Los Feliz
- Pacific Palisades
- Mar Vista/East Venice
- Kentwood
- Beverlywood
- Lower Council District 5
- Inner Council District 5
- Fairfax.

Staff explained that the first eight communities would be presented first while the following seven communities would be presented to City Planning Commission at its meeting of November 10, 2016.

The Commission heard and considered public testimony from community members from the following communities:

- Faircrest Heights
- Wilshire Vista
- Picfair Village
- Crestview
- South Hollywood
- La Brea Hancock
- Larchmont Heights,

Commissioner Ambroz made the following motion

Continue the matter to the City Planning Commission Meeting of November 10, 2016. The motion was seconded by Commissioner Dake Wilson.

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 11**

**CPC-2016-961-HPOZ**

Council District: 4 – Ryu, 10- Wesson

CEQA: ENV-2016-962-CE  
Plan Area: Wilshire

Applicant: City of Los Angeles

Staff: Renata Dragland (213) 978-1797

The Commission considered the following:

Establishment of the Miracle Mile Historic Preservation Overlay Zone (HPOZ), and adoption of the Miracle Mile HPOZ Preservation Plan, pursuant to LAMC Section 12.20.3.F.

The proposed overlay zone would be along the Properties generally bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the west.

Commissioner Ambroz made the following motion:

Continue the matter to the City Planning Commission Meeting of December 8, 2016. The motion was seconded by Commissioner Mack.

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

**Vote: 6 – 0**

**MOTION PASSED**

Staff: Erick Lopez (213) 978-1323

Staff made a brief presentation regarding an Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to add a definition for Urban Agriculture Incentive Zone and establish an Urban Agriculture Incentive Zone program.

Commission Millman made the following motion:

1. Determine Categorical Exemption ENV-2016-3162-CE as the environmental clearance on the subject.
2. Adopt the staff report as its report on the subject.

Furthermore the following recommendations were made:

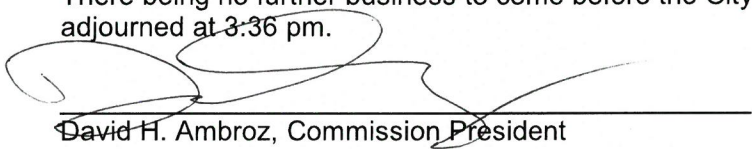
1. Recommend that the City Council adopt the proposed ordinance and map.
2. Recommend that the City Council adopt the Findings.

The motion was seconded by Commissioner Mack.

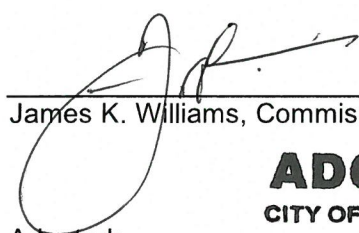
Moved: Millman  
Seconded: Mack  
Ayes: Ambroz, Katz, Perlman, Dake Wilson  
Absent: Ahn, Choe, Padilla-Campos

**Vote: 6 – 0**  
**MOTION PASSED**

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:36 pm.



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David H. Ambroz, Commission President



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James K. Williams, Commission Executive Assistant II

**ADOPTED**  
**CITY OF LOS ANGELES**

Adopted: \_\_\_\_\_

**SEP 28 2017**

**CITY PLANNING DEPARTMENT**  
**COMMISSION OFFICE**