LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, DECEMBER 14, 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 Vahid Khorsand, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioner Caroline Choe arrived at approximately 8:41 a.m.

Commissioner John Mack was absent.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Donna Wong, 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

Planning Director Vince Bertoni introduced Tom Rothmann, Principal Planner and Phyllis Nathanson, Senior City Planner who gave an update on the sign ordinance.

Deputy City Attorney, Donna Wong had no report.

ITEM NO. 2

COMMISSION BUSINESS:

- Advance Calendar: There were no changes to the advanced calendar

- Commission Requests: Commissioner Khorsand requested information on using TAP cards as a mitigation measure to encourage public transit.

- Minutes of Meeting: Commissioner Perlman moved to approve the Minutes of November 9, 2017. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

  Vote: 7 – 0

  MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:
There were two submissions by the Mid-City West Community Council on Item Nos. 8 and 9.

Commissioner Choe joined the meeting.

ITEM NO. 4

PUBLIC COMMENT:
No speakers requested to address the Commission.

ITEM NO. 5a

RECONSIDERATIONS
There were no requests for reconsideration.

President Ambroz took Item No. 10 out of order.

ITEM NO. 10

CPC-2016-3608-GPA-ZC-HD-MCUP-CU-SPR
CEQA: ENV-2016-3609-MND
Plan Area: Wilshire
Related Case: VTT-74511

Council District: 10 – Wesson
Last Day to Act: 01-12-18

PUBLIC HEARING – Completed November 8, 2017

PROJECT SITE: 800 South Western Avenue;
800 - 824 South Western Avenue;
3564 - 3566 West 8th Street;
3550, 3558, 3560 West 8th Street;
801 South Oxford Avenue

ADD AREA: 801 – 874 South Western Avenue;
855 South Manhattan Place

IN ATTENDANCE:
Kinikia Gardner, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Edgar Khalatian, Mayer Brown, LLP and Eric Olsen, TCA Architects, representing the applicant Western Plaza Capital Holding, LLC; Jordan Beroukhim, representing the Office of Council President Wesson.

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

Demolition of the Eden Plaza building and the adaptive reuse and addition onto the existing 4-story IB Plaza Building, the construction use and maintenance of a new 12-story mixed-use building, and a new 3-story commercial building. The Project will include approximately 148 guest rooms (limited service hotel), 96 apartment units with 8 units set aside for Very Low Income Households, 58,343 square feet of commercial floor area with retail uses and restaurants with or without alcohol service and 241 vehicle parking spaces. The Project will include approximately 229,138 square feet of floor area, with a proposed floor area ratio (FAR) of 3.72:1. The amount of soils removed or exported would be approximately 20,000 cubic yards.

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-2016-3609-MND, adopted on November 13, 2017 (under Case No. VTT-74511) and reflected in the errata dated November 2, 2017 with mitigation measures and the Mitigation Monitoring Project prepared for the Mitigated Negative Declaration; 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**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilshire Community Plan to amend Footnote 5.1 of the Community Plan's General Plan Land Use Map to apply to the property and the Add Area;
3. **Approve**, pursuant to LAMC Section 12.32 F, and **recommend** that the City Council adopt a Vesting Zone Change and Height District Change for the property from Height District No. 1 to Height District No. 2 to allow a Floor Area Ratio of 4:1 in lieu of 1.5:1;
4. **Approve**, pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus setting aside eight (8) dwelling units for Very Low Income Households as Restricted Affordable Units for the following one (1) off-menu incentive:
   (a) A reduction in one side yard to 2 feet 6 inches in lieu of the 15-foot side yard requirement as specified in LAMC Section 12.22.A.18(c)(2);
5. **Approve**, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use for the sale or dispensing of a full line of alcoholic beverages for on-site consumption at six (6) restaurants on the premises;
6. **Approve**, pursuant to LAMC Section 12.24 W.24(a), a Conditional Use to permit a hotel located within 500 feet of an R-zoned property;
7. **Approve**, pursuant to LAMC Section 16.05, a Site Plan Review for a project with 96 dwelling units and 148 guest rooms;
8. **Adopt** the Conditions of Approval as modified by the Commission; and
9. **Adopt** the Findings.

The action was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

Vote: **6 – 2**

MOTION PASSED

President Ambroz recessed the meeting at 9:45 a.m. The meeting was reconvened at 9:52 a.m. with Commissioners Choe, Khorsand, Millman, Mitchell, Padilla-Campos, Perlman and Dake Wilson present.

ITEM NO. 6a

President Ambroz removed Item No. 6a from the consent calendar.

CPC-2014-4942-ZC-HD-DB-SPR
CEQA: ENV-2014-4943-MND
Plan Area: Wilshire

Council District: 1 - Cedillo
Last Day to Act: 12-19-17

PUBLIC HEARING – Completed July 24, 2017

PROJECT SITE: 2501 – 2515 West Olympic Boulevard;
980 – 992 South Arapahoe Street;
981 South Hoover Street

IN ATTENDANCE:
Mindy Nguyen, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; James Santa Maria, Santa Maria Group and Tom Michali, Architect, representing the applicant.

MOTION:
Commissioner Ambroz moved to continue the matter to the City Planning Commission Meeting of February 8, 2018. The action was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: **8 – 0**

MOTION PASSED

ITEM NO. 7

CPC-2016-3748-DB-CUB-VCU-SPR
CEQA: ENV-2016-3749-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Last Day to Act: 12-14-17
Continued from: 11-09-17

PUBLIC HEARING – Completed August 2, 2017

PROJECT SITE: 631 South Vermont Avenue (621 – 643 South Vermont Avenue)

IN ATTENDANCE:
Jenna Monterrosa, City Planner, Nick Hendricks, Senior City Planner and Charlie Rausch, Interim Chief Zoning Administrator; Joel Miller, PSOMAS, and Francis Park, Park and Vallejos, representing the applicant.

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

A 33-story mixed-use building, measuring up to 450 feet in height, containing a new hotel with up to 200 rooms, approximately 16,410 square feet of office floor area, approximately 28,490 square feet of retail/restaurant floor area, 28,384 square-feet of open space and amenities, and up to 250 residential condominium units including 22 very-low income units. A total of 483 vehicular parking spaces will be provided; of which 279 will service residential uses and 204 will service commercial uses. The project site is currently developed with a used car sales office and lot, restaurant, and surface parking lot that will be demolished in conjunction with the proposed project.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3749-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. **Approve**, ppursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a Density Bonus, for an approximately 28.6% density bonus and the provision of 11% Very Low Income affordable housing units with an Off-Menu Incentive for increased Floor Area Ratio (FAR) up to 12:1 to exceed the FAR otherwise allowed by Footnote No. 6 in the Wilshire Community Plan land use policy map;
3. **Approve**, pursuant to LAMC Section 12.24-W,1, a Conditional Use, for on-site sales and consumption of alcoholic beverages in conjunction with a hotel;
4. **Approve,** pursuant to LAMC Sections 12.24-W, 24 and 12.24-T, a Vesting Conditional Use, to permit a hotel use within 500 feet of a residential zone;
5. **Approve,** pursuant to LAMC Section 16.05, a Site Plan Review for the construction of 250 residential condominium units and 200 hotel guest rooms;
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

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

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

Vote : 8 – 0

MOTION PASSED

ITEM NO. 8

CPC-2014-2906-TDR-SPR
CEQA: ENV-2014-2907-MND
Plan Area: Central City

Council District: 14 – Huizar
Last Day to Act: 12-14-17

PUBLIC HEARING – Completed January 26, 2017

PROJECT SITE: 601 South Main Street;
601 – 641 South Main Street;
108 – 114 West 6th Street

IN ATTENDANCE:
May Sirinopwongsagon, City Planner, Blake Lamb, Principal City Planner and Shana Bonstin, Principal City Planner, representing the Department; Kate Bartolo representing the applicant.

MOTION:
Commissioner Ambroz moved to continue the matter to the City Planning Commission Meeting of February 8, 2018. The motion was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

Vote: **8 – 0**

MOTION PASSED

President Ambroz recessed the meeting at 12:11 p.m. The meeting was reconvened at 12:26 p.m. with Commissioners Dake Wilson, Choe, Khorsand, Millman, Mitchell, Padilla-Campos and Perlman present.

President Ambroz took Item No. 12 out of order.

Commissioner Mitchell left the meeting at 1:00 p.m.

ITEM NO. 12

CPC-2017-3136-CA
CEQA: ENV-2017-3137-MND
SCAG 2016-2040 RTP/SCS PEIR (SCH No. 2015031035)
Plan Areas: All

Council Districts: All
Last Day to Act: N/A

PUBLIC HEARING – Completed September 25, 2017 and September 28, 2017

PROJECT AREA: Citywide

IN ATTENDANCE:
Cally Hardy, City Planning Assistant, Claire Bowin, Senior City Planner and Ken Bernstein, Principal City Planner representing the Planning Department.

MOTION:
Commissioner Ambroz put forth the actions below in conjunction with the approval of the following ordinance with modifications as stated on the record by the Commission:

An ordinance amending Sections 12.03, 12.04.09, 14.00, and 16.05 of the Los Angeles Municipal Code establishing regulations to facilitate the production of Permanent Supportive Housing.

1. **Find** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Mitigated Negative Declaration No. ENV-2017-3137-MND (Mitigated Negative Declaration), and all comments received, with imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **find** that 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 **adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve** and **recommend** that the City Council **find**, based on their independent judgement, after consideration of the whole of the administrative record, including the SCAG 2016-2040 RTP/ SCS PEIR (SCH No. 2015031035), certified on April 7, 2016 (EIR) and the Addendum prepared for the PSH Ordinance (Addendum), the project was assessed in the EIR and pursuant to the CEQA Guidelines, Sections 15162 and 15164 and the Addendum that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;
3. **Adopt** the staff report as the Commission report on the subject;
4. **Approve** and **recommend** that the City Council **adopt** the proposed ordinance, as amended by the Commission, subject to review by the City Attorney as to form and legality; and
5. **Adopt** and **recommend** that the City Council **adopt** the Findings.

The action was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

Vote: **7 – 0**

MOTION PASSED

Commissioner Padilla-Campos left the meeting at 3:00 p.m.

President Ambroz recessed the meeting at 3:04 p.m. The meeting was reconvened at 3:12 p.m. with Commissioners Choe, Khorsand, Millman, Perlman and Dake Wilson present.

ITEM NO. 9

CPC-2014-2590-TDR-SPR
CEQA: ENV-2014-2591-MND
Plan Area: Central City
Related Case: VTT-72343-CN

Council District: 14 – Huizar
Last Day to Act: 12-14-17

PUBLIC HEARING – Completed April 27, 2017

PROJECT SITE: 920 South Hill Street;
916 – 930 South Hill Street

IN ATTENDANCE:
May Sirinopwongsagon, City Planner, Blake Lamb, Principal City Planner and Shana Bonstin, Principal City Planner, representing the Planning Department; Kate Bartolo representing the applicant.

MOTION:
Commissioner Dake Wilson moved to continue the matter to the City Planning Commission Meeting of December 21, 2017. The action was seconded by Commissioner Ambroz and the vote proceeded as follows:

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

Vote: **6 – 0**

MOTION PASSED

ITEM NO. 11

CPC-2017-1103-DB
CEQA: ENV-2017-1104-CE
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Last Day to Act: 12-19-17

PUBLIC HEARING – Completed September 19, 2017

PROJECT SITE: 1332 West Colorado Boulevard

IN ATTENDANCE:
Azeen Khanmalek, City Planning Associate representing the Planning Department; Heather Lee representing the applicant Imad Boukai, General Procurement.

MOTION:
Commissioner Dake Wilson moved to continue the matter to the City Planning Commission Meeting of January 11, 2018. The action was seconded by Commissioner Ambroz and the vote proceeded as follows:

Moved:	Dake Wilson
Seconded:	Ambroz

Ayes: Choe, Khorsand, Millman, Perlman
Absent: Mack, Mitchell, Padilla-Campos

Vote: **6 – 0**

MOTION PASSED

Commissioner Choe left the meeting at approximately 3:15 p.m.

ITEM NO. 13

CPC-2017-3409-CA
CEQA: ENV-2017-4476-CE,
ENV-2017-3410-ND
Plan Areas: All

Council Districts: All
Last Day to Act: N/A

PUBLIC HEARING – Completed September 25, 2017 and September 28, 2017

PROJECT AREA: Citywide

IN ATTENDANCE:
Cally Hardy, City Planning Assistant, Matthew Glesne, City Planner, Claire Bowin, Senior City Planner and Ken Bernstein, Principal City Planner representing the Planning Department.

MOTION:
Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following ordinance:

An ordinance amending Sections 12.03, 14.00 and 151.02 of the Los Angeles Municipal Code establishing regulations to facilitate the use of existing hotels and motels for Supportive Housing and/or Transitional Housing.

1. **Determine**, based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Approve** and **recommend** that the City Council **find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-3410-ND (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; find the Negative Declaration reflects the independent judgment and analysis of the City; and adopt the Negative Declaration;
3. **Approve** and **recommend** that the City Council adopt the proposed ordinance;
4. **Adopt** the Staff Report as the Commission Report on the subject; and
5. **Adopt** the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 14

CPC-2017-4546-CA
CEQA: ENV-2017-3361-SE
Plan Areas: All

Council Districts: All
Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT AREA: Citywide

IN ATTENDANCE:
Niall Huffman, City Planning Associate, Phyllis Nathanson, Senior City Planner and Tom Rothmann, Principal City Planner representing the Planning Department; Kenneth Fong Deputy City Attorney, representing the City Attorney's Office.

MOTION:
Commissioner Ambroz moved to continue the matter to the City Planning Commission Meeting of December 21, 2017. The action was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

Vote: 3 – 2

MOTION FAILED
Pursuant to Rule No. 8.5 of the City Planning Commission's Rules and Operating Procedures, the matter is therefore continued to the next regular meeting of the Commission on December 21, 2017.

Commissioner Ambroz left the meeting at approximately 4:09 p.m. and quorum was lost. Commission Vice President Dake Wilson adjourned the meeting at 4:15 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
DEC 21 2017
CITY PLANNING DEPARTMENT
COMMISSION OFFICE