

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 8, 2018

LOS ANGELES CITY COUNCIL CHAMBERS
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 Samantha Millman called the regular meeting to order at 8:39 a.m. with Vice President Vahid Khorsand and Commissioners David Ambroz, Caroline Choe, Karen Mack, Marc Mitchell, Dana Perlman and Renee Dake Wilson in attendance.

Commissioner Veronica Padilla-Campos, arrived at 11:24 a.m.

Also in attendance were Kevin Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were James Williams, Commission Executive Assistant II, Marcos Godoy, Office Trainee, Cecilia Lamas, Senior Administrative Clerk, and Rocky Wiles, City Planner.

Vince Bertoni, Director of Planning arrived at 10:07 a.m.

Commission President Millman tabled Item No. 1 to the end of the meeting.

- Legal actions and issues update: Deputy City Attorney Amy Brothers had no report.
- Approval of the Minutes of October 11 and October 25, 2018 were postponed to the meeting of November 29, 2018.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

No speakers addressed the Commission.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsideration.

ITEM NO. 5
Consent Calendar

Commissioner Perlman requested that Item 5a be removed from the Consent Calendar.

ITEM NO. 5a**CPC-2018-3450-ZC-HD-SPR-WDI**

CEQA: ENV-2018-3451-MND

Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 10 – Wesson Jr.

Last Day to Act: 12-18-18

PUBLIC HEARING – Completed October 17, 2018

PROJECT SITE: 6024 – 6034 West Jefferson Boulevard

IN ATTENDANCE:

Jojo Pewsawang, City Planner and Nicholas Hendricks, Senior City Planner representing the Department; Brad Rosenheim, Rosenheim & Associates representing the applicant.

MOTION:

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

Construction, use, and maintenance of an approximately 218,778 square-foot corporate office, manufacturing, warehouse, and retail facility for “The Coffee Bean Tea & Leaf.” The project would consist of two buildings, Building A and Building B. Building A would front on Jefferson Boulevard and include a warehouse, manufacturing, roasting, and a retail coffee shop with a drive-thru and be comprised of 106,737 square feet of floor area and have a maximum height of 3 stories and 50 feet. Building B would include corporate offices, and occupy 112,041 square feet of floor area with a maximum height of 6 stories and 85 feet. The project will include 3,290 square feet of public plaza along the Jefferson Boulevard street frontage and 18,905 square feet between Buildings A and B for employee amenity space. Hours of operation for the facility would be 24 hours, daily.

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-2018-3451-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 and recommend that City Council adopt a Zone Change and Height District Change from M1-1VL to (T)(Q)M1-1 D;
3. Approve a Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area;
4. Dismiss the requested Waiver of Dedication and Improvements along Jefferson Boulevard in so much as it is not necessary;
5. Adopt the Conditions of Approval, Including staff's Technical Modification dated November 6, 2018 and revised "Exhibit A" dated November 1, 2018; and
6. Adopt the Findings.

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

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

Vote: 8 - 0

MOTION PASSED

ITEM NO. 6

VTT-74521-1A

CEQA: ENV-2016-3751-MND

Plan Area: Hollywood

Related Case: CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR

Council District: 13 – O'Farrell

Last Day to Act: 11-08-18

Continued From: 09-13-18

PUBLIC HEARING HELD

PROJECT SITE: 1600-1616 ½ North Schrader Boulevard;
6533 Selma Avenue

IN ATTENDANCE:

Jason Hernández, City Planning Associate, Mindy Nguyen, City Planner, Christina Toy-Lee, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Kira Teshima, Sheppard, Mullin, Richter & Hampton, LLP and Steve MacAllen, Architect, representing the applicant Bruce Rothman, applicant (1600 Hudson, LLC); Elle Farmer, UNITE HERE! Local 11, appellant; Nirit Lotan, CREED LA, appellant; Tanya A. Gulesserian, representing CREED LA.

MOTION:

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

A Vesting Tentative Tract Map for the merger of five lots and re-subdivision into one ground lot and five airspace lots, in conjunction with the demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing 191 guestrooms

and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge space, and 100 parking spaces within three levels of subterranean parking; exterior rehabilitation of an existing, two-story 12-unit apartment building; and demolition and replacement of an existing detached garage building into a hotel accessory building for mechanical equipment. The proposed project includes a total of 84,325 square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of 3.17:1.

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-2016-3751-MND ("Mitigated Negative Declaration"), and Errata Dated August 20, 2018, August 28, 2018 and October 18, 2018 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 appeals and sustain the Deputy Advisory Agency's determination to approve the Vesting Tentative Tract Map;
3. Adopt the Conditions of Approval as modified by the Commission; and
4. Adopt the Findings as amended by the Commission.

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

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

Vote: 8 - 0

MOTION PASSED

ITEM NO. 7

CPC-2016-3750-VZC-HD-MCUP-ZAA-SPR

CEQA: ENV-2016-3751-MND

Plan Area: Hollywood

Related Case No. VTT-74521-1A

Council District: 13 – O'Farrell

Last Day to Act: 11-08-18

Continued From: 09-13-18

PUBLIC HEARING – Completed July 18, 2018

PROJECT SITE: 1600-1616 ½ North Schrader Boulevard;
6533 Selma Avenue

IN ATTENDANCE:

Jason Hernández, City Planning Associate, Mindy Nguyen, City Planner, Christina Toy-Lee, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Kira Teshima, Sheppard, Mullin, Richter & Hampton, LLP and Steve MacAllen, Architect, representing

the applicant Bruce Rothman, (applicant 1600 Hudson, LLC)

MOTION:

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

Demolition of an existing surface parking lot for the construction, use, and maintenance of an 11-story, mixed-use hotel containing 191 guestrooms and 5,557 square feet of ground floor restaurant, coffee bar and rooftop lounge space, and 100 parking spaces within three levels of subterranean parking; exterior rehabilitation of an existing, two-story 12-unit apartment building; and demolition and replacement of an existing detached garage building into a hotel accessory building for mechanical equipment. The proposed project includes a total of 84,325 square feet, inclusive of the existing 8,156 square-foot apartment building, for a total floor area ratio (FAR) of 3.17:1.

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 Mitigated Negative Declaration, No. ENV-2016-3751- MND and Errata dated August 20, 2018, August 28, 2018 and October 18, 2018, adopted on November 8, 2018; 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 the City Council to adopt a Zone Change and Height District Change from C4-2D to (T)(Q)C2-2D;
3. Approve a Master Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, featuring live entertainment, in conjunction with the proposed ground floor restaurant and bar/lounge, a ground floor outdoor dining area, a third-floor outdoor terrace, a rooftop restaurant and bar/lounge, an outdoor rooftop patio area and hotel room controlled-access liquor cabinets;
4. Approve a Zoning Administrator's Adjustment to maintain an existing non-conforming, 7-foot rear yard setback, in lieu of a 15-foot rear yard setback for the existing apartment building; and allow a 1-foot side yard setback, in lieu of a 5-foot side yard setback for the detached accessory building.
5. Approve a Site Plan Review for a development project that results in 191 guest rooms;
6. Adopt the Conditions of Approval as modified by the Commission, including staff's Technical Modification dated November 8, 2018; and
7. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

Commission President Millman recessed the meeting at 10:30 a.m. The Commission reconvened at 10:45 a.m. with Commissioners Millman, Khorsand, Ambroz, Choe, Mack, Mitchell, Perlman and Dake Wilson in attendance.

ITEM NO. 8

VTT-74760-1A

CEQA: ENV-2016-4711-MND

Plan Area: Central City

Related Case: CPC-2016-4710-TDR-MCUP-SPR

Council District: 14 – Huizar

Last Day to Act: 11-09-18

PUBLIC HEARING HELD

PROJECT SITE: 1000 South Hill Street;
1000 – 1034 South Hill Street; 220 226 West Olympic Boulevard

IN ATTENDANCE:

Michael Sin, City Planning Associate, May Sirinopwongsagon, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Dale Goldsmith, Armbruster Goldsmith & Delvac LLP and Robert Dake, Architect, Chris Dekeakos, Architectural Corp. representing the applicant; Charles Carnow representing UNITE HERE! Local 11, appellant; Douglas Chermak, Lozeau Drury LLP, representing Laborer's International Union of America, Local 300, appellant; Patricia Berman, President, Downtown Los Angeles Neighborhood Council.

MOTION:

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

A Vesting Tentative Tract Map for the merger and re-subdivision of seven lots into one lot for residential and commercial condominiums for a maximum of 700 residential units and 15,000 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-2016-4711-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 appeals and sustain the decision of the Advisory Agency to approve the Vesting Tentative Tract Map; and
3. Adopt the Conditions of Approval and the Findings of the Advisory Agency.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 9

CPC-2016-4710-TDR-MCUP-SPR

CEQA: ENV-2016-4711-MND

Plan Area: Central City

Related Case: VTT-74760-1A

Council District: 14 - Huizar

Last Day to Act: 11-09-18

PUBLIC HEARING – Completed August 8, 2018

PROJECT SITE: 1000 South Hill Street;
1000 – 1034 South Hill Street; 220 226 West Olympic Boulevard

IN ATTENDANCE:

Michael Sin, City Planning Associate, May Sirinopwongsagon, City Planner, Jane Choi, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Dale Goldsmith, Armbruster Goldsmith & Delvac LLP and Robert Dake, Architect, Chris Dekeakos, Architectural Corp. representing the applicant; Patricia Berman, President, Downtown Los Angeles Neighborhood Council.

MOTION:

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

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 was assessed in Mitigated Negative Declaration, No. ENV-2016-4711-MND, adopted on November 8, 2018; 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 a Master Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, in conjunction with up to four establishments;
3. Approve a Site Plan Review for a project with 700 residential dwelling units;
4. Adopt the Conditions of Approval as modified by the Commission;

5. Adopt the Findings; and
6. Table the action related to the Transfer of floor area rights until after the CRA Agency Board reviews and acts upon the requested TFAR Transfer Plan and Public Benefits Payment as modified by the Commission on the record.

The action was seconded by Commissioner Perlman with a friendly amendment. Commissioner Dake Wilson agreed to the amendment and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

Commissioner Millman recessed the meeting at 12:24 p.m. The meeting reconvened at 12:49 p.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla-Campos and Dake Wilson in attendance.

ITEM NO. 10

CPC-2018-4236-GPA

CEQA: ENV-2018-4237-CE
Plan Area: Harbor Gateway

Council District: 15 - Buscaino
Last Day to Act: 01-28-19

PUBLIC HEARING – Completed October 16, 2018

PROJECT SITE: 20245 South Vermont Avenue (Primary address for case filing)

(40 parcels identified within the Del Amo Superfund Site, roughly bounded by: 190th Street on the North, Normandie Avenue on the West, Hamilton Avenue on the East, and Del Amo Boulevard on the South.)

PROPOSED PROJECT:

As requested by a United States Environmental Protection Agency (USEPA) Record of Decision and federal consent decree, a General Plan Amendment to add a footnote to the Harbor Gateway Community Plan Land use Map, restricting future development to commercial and industrial uses only, for all parcels identified as being located within the Del Amo Superfund Site. There is no development project proposed.

IN ATTENDANCE:

Debbie Lawrence, AICP, Senior City Planner representing the Department; Michael R. Leslie, Boles Schiller Flexner, LLP representing the applicant.

MOTION:

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

1. Determine, pursuant to CEQA Guidelines, Section, 15300, an Exemption from CEQA Class 5, (Minor Alterations in Land Use Limitations), Class 5, Category 12 of the City Guidelines (Minor alterations in land use limitations in areas with less than a 20 percent slope, which do not result in any changes in land use or density, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Recommend that the Mayor and the City Council adopt a resolution approving a General Plan Amendment to the Harbor Gateway Community Plan to add a footnote to the Harbor Gateway Community Plan Map prohibiting residential development on select parcels within the Del Amo Superfund site.
3. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 11

CPC-2018-5222-SP

CEQA: ENV-2018-5223-ND

Plan Areas: Westlake; Silver Lake - Echo Park -
Elysian Valley

Council Districts: 1 – Cedillo

13 – O'Farrell

Last Day to Act: 01-13-19

PROJECT AREA:

The area consists of the Central City West Specific Plan area. The Central City West Specific Plan area is located immediately west of downtown Los Angeles, comprising of approximately 491 acres bounded generally by the Hollywood Freeway (US-101) on the north, the Harbor Freeway (SR-110) on the east, Olympic Boulevard on the south, and by Glendale Boulevard and Union Avenue on the west.

IN ATTENDANCE:

Giselle Corella, City Planning Associate and Patricia Diefenderfer, Senior City Planner representing the Department; Gerald Gubatan, Senior Planning Deputy representing Councilmember Cedillo.

MOTION:

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

The proposed ordinance was initiated by a City Council Motion adopted June 13, 2018, which instructed the Department of City Planning to amend the Central City West Specific Plan's (Specific Plan) affordable housing requirements. The ordinance includes the following changes: the method for calculating affordable dwelling units; the inclusion of additional income categories as an option to comply with the Specific Plan's Inclusionary Housing provision; replacement of the Specific Plan's "Housing Linkage fee" with commensurate fees required by the Citywide Housing Linkage Fee Ordinance; and phasing of the implementation of the modified housing requirements.

1. Find, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-5223-ND ("Negative Declaration"), and all comments received, that 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 recommend that the City Council Adopt the Negative Declaration;
2. Approve and recommend that the City Council adopt the Ordinance amending the Central City West Specific Plan;
3. Adopt the staff report as the Commission's report on the subject, including staff's Technical Modification dated November 5, 2018; and
4. Adopt the Findings.

The action was seconded by Commissioner Millman. Commissioner Ambroz offered a friendly amendment. Commissioner Millman agreed to the amendment and the vote proceeded as follows:

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

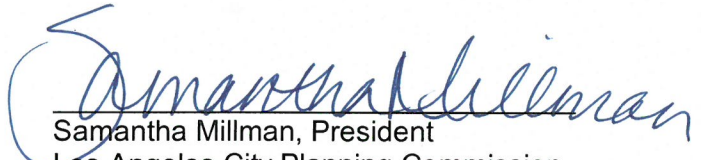
Vote: 8 – 0

MOTION PASSED

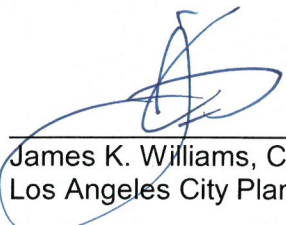
ITEM NO. 1**Director's Report**

- Vince Bertoni, Director of Planning gave a brief update on the Quarterly Housing Report. He stated that it would be available on the Planning website.
- Kevin Keller, Executive Officer gave an update on the status of the Home Sharing ordinance. PLUM took up the item on November 6, 2018. The Committee reinstated the prohibition of home-sharing of rent stabilized units and offered some input on fees. The Department will report back to the PLUM Committee by November 30.

There being no further business before the Commission, the meeting adjourned at 1:37 p.m.



Samantha Millman, President
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

DEC 20 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**