

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, OCTOBER 10, 2019 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Berton, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant

cpc@lacity.org

(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at per.planning@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – September 26, 2019

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (5a and 5b)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

PUBLIC HEARING – Completed November 8, 2018

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

PROPOSED 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; 189 new trees are proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that 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, as adopted on June 11, 2019, (“SCEA”), and no subsequent EIR, negative declaration, or addendum is required for approval of the Project; and
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code, 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 354,277 square feet of floor area to the Project site (Receiver Site), permitting an FAR of 13:1 and 657,943 square feet of floor area, in lieu of a 6:1 FAR and 303,666 square feet of floor area.

Applicant: Onni Capital, LLC

Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

Staff: Michael Sin, City Planning Associate

michael.sin@lacity.org

(213) 978-1345

PUBLIC HEARING – Completed July 31, 2019

PROJECT SITE: 4055 – 4065 ¾ 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.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. 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. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit 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 35 percent increase in the maximum FAR to allow 4.05:1 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 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; and
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance 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.

Applicant: Kamran Gharibian, Oakwood Properties, LLC
Representative: Daniel Ahadian, nūr - Development | Consulting

Staff: Nuri Cho, City Planning Associate
nuri.cho@lacity.org
(213) 978-1177

6. [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

PUBLIC HEARING REQUIRED

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

PROPOSED PROJECT:

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.

APPEAL:

Appeal of the September 6, 2019, Advisory Agency's determination which:

1. Reviewed and considered the information contained in the Environmental Impact Report prepared for the 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;
CERTIFIED the following:

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

ADOPTED the following:

1. The related and prepared Olympic Tower Environmental Findings;
 2. The Statement of Overriding Considerations; and
 3. The Mitigation Monitoring Program prepared for the Olympic Tower EIR (Exhibit B);
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 73966-CN for the merger and re-subdivision 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, as shown on the map stamp-dated December 15, 2015 (Exhibit A), 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; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: Olymfig26, LLC
Representative: Anne Williams, PSOMAS

Appellant: Unite Here Local 11
Representative: Yelena Zeltser

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
(213) 473-9985

7. **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

PUBLIC HEARING – Completed August 28, 2019

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

PROPOSED PROJECT:

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.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2015-4558-EIR, SCH No. 2016061048, for the above-referenced Project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program; and
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to LAMC Sections 14.5.6 and 14.5.8 through 14.5.12, a 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. Approval of the TFAR would result in a FAR of up to 13:1 in lieu of 6:1 FAR and up to 779,173 square feet of total floor area;
5. Pursuant to LAMC Section 12.24 W.1 and 12.24 W.18, a Master Conditional Use to allow the on-site sales and consumption of a full line of alcoholic beverages for up to 16 tenants and the off-site service of alcohol for up to 4 tenants;
6. Pursuant to 12.24 W.18, a Conditional Use Permit to allow dancing;
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units or guest rooms;
8. Pursuant to LAMC Section 12.21 G.3, a Director's Determination to provide less than one on-site tree per four residential dwelling units (63 trees in lieu of 94 trees); and
9. Pursuant to LAMC Section 12.21 A.16(h), a Director's Determination to provide 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.

Applicant: Olymfig26, LLC
Representative: Anne Williams, PSOMAS

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
(213) 473-9985

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 REQUIRED

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

PROPOSED PROJECT:

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.

Since the filing of the appeals, the Applicant has submitted revised plans for the project that includes 102 five-bedroom apartment units, with five units still being restricted affordable units for Very Low Income households and two units being reserved for workforce housing. In total, the revised project would construct 185,985 square feet of new floor area and include 255 vehicle parking spaces and 220 bicycle parking spaces.

APPEALS:

Appeals of the May 17, 2019, Zoning Administrator's determination which:

1. Determined, 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. Approved, pursuant to Section 12.24 W.52 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit 99 dwelling units, each containing more than five habitable rooms, within the North University Park – Exposition Park – West Adams Neighborhood Stabilization Overlay;
3. Approved, pursuant to LAMC Section 12.22 A.25, a 20 percent Density Bonus (with 5 percent of the total number of units set aside for Very Low Income Households), for a project totaling 99 dwelling units, reserving 5 units for Very Low Income Household occupancy for a period of 55 years and one On-Menu Incentive as follows:
 - a. A 20 percent decrease in the required easterly rear yard to allow 12 feet in lieu of the minimum 15 feet required in the RD1.5-1-O Zone;
4. Denied, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Bob Champion, Champion Real Estate Company
Representative: Kyndra Casper, DLA Piper LLP (US)

Appellants: 806 West Adams Property, LLC
Representative: Andrew Brady/ Kyndra Casper, DLA Piper LLP (US)

Jim Childs, North University Park Community Association

Staff: Nicholas Ayars, City Planning Associate
nicholas.ayars@lacity.org
(213) 978-1347

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 REQUIRED

PROJECT SITE: 4433 North Cartwright Avenue

PROPOSED PROJECT:

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).

APPEAL:

Appeal of the August 8, 2019, Director of Planning's determination which:

1. Determined, 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. Approved, 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; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Cartwright Realty Partners, LLC c/o Ted Olsen & Richard Davis
Representative: Athena Novak, AHN & Associates, LLC

Appellant: Monica Fernandez

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818) 374-5059

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 24, 2019** at

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.