

CITY PLANNING COMMISSION
****REVISED REGULAR MEETING AGENDA**
THURSDAY, JULY 12, 2018 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1295

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 2 pages plus accompanying photographs. 20 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. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date 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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@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. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft 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. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

- Remarks from Christopher Hawthorne, Chief Design Officer with the Mayor's Office of Economic Development.
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – June 28, 2018

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**

- a. **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.
- b. **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** *(No Items)*
 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.

6. ****Item Removed.** Case No. DIR-2016-4510-DB-SPR-WDI-1A has been withdrawn by the applicant.
 A motion is not required.

7. **CPC-2016-2601-VZC-HD-CUB-ZAA-SPR** Council District: 13 – O’Farrell
 CEQA: ENV-2016-2602-MND Last Day to Act: 07-12-18
 Plan Area: Hollywood Continued from: 06-14-18

PUBLIC HEARING – Completed March 28, 2018

PROJECT SITE: 6421-6429½ West Selma Avenue;
 1600-1604 North Wilcox Avenue

PROPOSED PROJECT:

The continued maintenance of a 20,624 square-foot ground floor restaurant and the construction of a new 1,939 square-foot ground floor restaurant and a 114 guest room hotel over three levels of subterranean parking. The proposed building measures approximately 88.6 feet in height, with eight stories, and 79,878 net square feet of floor area. The proposed restaurant would have a maximum of 100 seats (60 indoor and 40 outdoor seats). The hotel would have a lobby bar with 48 seats and the rooftop would include a pool and amenity deck with a bar/lounge area with a maximum of 187 seats, and other accessory uses. No change is proposed for the existing 20,624 square-foot restaurant. The Project proposes to provide 50 parking spaces on-site within the subterranean structure and 36 parking spaces off-site to be accessible via a valet service.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2016-2602-MND (“Mitigated Negative Declaration”), and all comments received; and the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 F and Q of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change and Height District Change from C4-2D to (T)(Q)C2-2D;
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use for the on-site sale and dispensing of alcoholic beverages incidental to the proposed restaurant and throughout the 114-room hotel including the ground floor lobby bar, in-room mini-bars, and a rooftop amenity deck with bar/lounge area; and pursuant to 12.24 S, the City recommends a 20 percent reduction in the required parking;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to permit a 10-foot northerly side yard setback and a 19-foot easterly rear yard setback in lieu of the required 11-foot side yard setback and 20-foot rear yard setback pursuant to LAMC Section 12.14 C,2 and 12.11 C,2 and 3; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project with greater than 50 guest rooms.

Applicant: Selma-Wilcox Hotel, LLC
 Representative: Alfred Fraijo Jr., Shepard-Mullin, Richter & Hampton, LLP

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org (213) 978-1372

8. [DIR-2016-3615-DB-1A](#)
CEQA: ENV-2016-3616-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 07-24-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 743 South Gramercy Drive

PROPOSED PROJECT:

Demolition of an existing one-story single-family dwelling for the construction of a 7-story, 22-unit apartment structure. The project will reserve 25 percent, or 4 dwelling units, of the 16 base dwelling units permitted for Low Income Household occupancy for a period of 55 years. The project will provide 22 vehicular parking spaces located at grade and within two levels of subterranean parking garage and 26 bicycle parking spaces.

The Commission may consider, pursuant CEQA Guidelines, an Exemption from CEQA pursuant to Section 15332 of the State CEQA Guidelines, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal of the Planning Director’s determination to approve a Density Bonus, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, with two On-Menu Incentives to allow the following:

- a. A 20 percent decrease in the required width of the northerly side yard allowing an 8-foot setback in lieu of a 10-foot setback; and
- b. A 35 percent increase in the allowable FAR allowing a total FAR of 4.05:1 in lieu of 3:1.

Applicant: Sarah Lee, 743 Gramercy, LLC
Representative: Julia Lee and David Park, The Code Solution

Appellant: Arnon Gurman, The Gurman Family Trust

Staff: Amanda Briones, City Planning Associate
amanda.briones@lacity.org
(213) 978-1328

9. [VTT-74537-1A](#)
CEQA: ENV-2016-3576-EIR (SCH No. 2016121002)
Plan Area: Central City North
Related Case: CPC-2016-3575-GPA-VZC-HD-MCUP-DB-SPR-WDI

Council District: 14 – Huizar
Last Day to Act: 07-22-08

PUBLIC HEARING REQUIRED

PROJECT SITE: 668 South Alameda Street;
1516-1570 Industrial Street;
675 Mill Street

PROPOSED PROJECT:

Vesting Tentative Tract for the merger and re-subdivision for condominium purposes one Master Lot and three airspace lots for the development of a mixed-use live/work development comprising 475 live/work dwelling units, including an affordable housing component, totaling approximately 516,101 square feet of live/work floor area, and approximately 61,200 square feet of ground floor commercial uses.

APPEAL:

Appeal of the Deputy Advisory Agency’s certification of the Environmental Impact Report, findings, and Statement of Overriding Considerations, mitigation measures and Mitigation Monitoring Program prepared for the project, and an appeal of the approval of Vesting Tentative Tract No. 74537 comprised of one Master Lot and three airspace lots for a maximum 475 live/work dwelling units.

Applicant: AVA Arts District, LP
Representative: Edgar Khalatian, Mayer Brown LLP

Appellant: Sarah Figueroa, Para Los Niños
Representative: Gideon Kracov, Law Office of Gideon Krakov

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
(213) 847-3633

- 10. [CPC-2016-3575-GPA-VZC-HD-MCUP-DB-SPR-WDI](#)
CEQA: ENV-2016-3576-EIR (SCH No. 2016121002)
Plan Area: Central City North
Related Case: VTT-74537-1A

Council District: 14 – Huizar
Last Day to Act: 07-22-18

PUBLIC HEARING – Completed May 22, 2018

PROJECT SITE: 668 South Alameda Street;
1516-1570 Industrial Street;
675 Mill Street

PROPOSED PROJECT:

The 668 Alameda Project is a mixed-used development consisting of 475 live/work units (including an affordable housing component) totaling approximately 516,101 square feet of live/work floor area, and approximately 61,200 square feet of ground floor commercial uses. Commercial uses would include approximately 15,185 square feet of arts and production/commercial space, a 15,815 square-foot full-service grocery store, 9,943 square feet of commercial/retail space, 16,140 square feet for restaurant, café, or bar uses, and 4,200 square feet of other supporting space. The restaurants and retail uses would be directly accessible from Industrial Street with individual street entrances. The project would be seven stories above grade with a maximum building height of 85 feet. A total of 842 parking spaces would be provided within a four level parking structure with three levels below grade and one level at grade. The overall FAR would be approximately 3.55:1.

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-2016-3576-EIR (SCH No. 2016121002), 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;
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 City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City North Community Plan to change the project site's land use designation from "Heavy Manufacturing/Industrial" to "Regional Center Commercial";
5. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from M3-1 to [T][Q]C2-2D with a "D" Development Limitation to restrict the floor area ratio to 3.55:1;
6. Pursuant to LAMC Section 12.22 A.25(g)(2), a Density Bonus Compliance Review for the project to include an affordable housing component to:
 - a. Utilize an On-Menu Incentive to allow reduced open space by up to 20 percent; and
 - b. Utilize a Waiver of Development Standard to provide relief from LAMC 12.21 A(5)(c) to permit 24 percent (114 spaces) of the number of primary parking spaces for each live/work unit (475 spaces) be designed as compact spaces in lieu of standard parking spaces for each unit.
7. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments;
8. Pursuant to LAMC 12.37 I.3, a Waiver of Street Dedication and Improvement on Industrial Street adjacent to the project site to allow for the three sidewalk bump-outs and waiver of a one-foot dedication in lieu of the required two-foot dedication and maintaining the existing half-width roadway of 20 feet on the south side of Industrial Street to provide a 33 foot half-width right-of-way in accordance with the Collector Street standards of the LA Mobility Plan; and
9. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

Applicant: AVA Arts District, LP
 Representative: Edgar Khalatian, Mayer Brown LLP

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
 (213) 847-3633

11. [CPC-2016-4345-CA](#)
 CEQA: ENV-2016-4346-CE
 Plan Areas: All

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

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED ORDINANCE:

An ordinance amending Sections 12.03 and 12.22, and repealing portions of Section 12.24, of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units and complying with State law.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code 21080.17 and CEQA Guidelines Sections 15061(b)(3), 15301, 15302, and 15303, based on the whole of the administrative record, determine that the

2. proposed ordinance is exempt from the California Environmental Quality Act (CEQA); Pursuant to Los Angeles Municipal Code Section 12.32, approve and recommend that the City Council adopt the proposed Ordinance;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Matthew Glesne, City Planner
matthew.glesne@lacity.org
(213) 978-2666

12. **Presentation from Department staff related to updating the Citywide Design Guidelines, adopted by the City Planning Commission in May 2011.**

Motion is not required.

Staff: Lakisha Hull, City Planner
lakisha.hull@lacity.org
(213) 874-3703

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, July 26, 2018
Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at cpc@lacity.org.