

**LOS ANGELES CITY PLANNING COMMISSION  
UNOFFICIAL MINUTES OF MEETING  
THURSDAY, MARCH 9, 2017**

CITY HALL 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 Vice President Renee Dake Wilson called the meeting to order at 8:32 a.m. with Commissioners John Mack, Samantha Millman, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioner Caroline Choe joined the meeting at approximately 8:45 a.m. Commissioners David Ambroz and Richard Katz were absent.

Also in attendance were Vince Bertoni, Planning Director; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Amy Brothers, 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.

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**ITEM NO. 1**

**DIRECTOR'S REPORT**

The Director of Planning gave an update on the approval of the West-Adams- Baldwin Hills Leimert Community Plan by the City Council and the R1 Variation Zone Code Amendment. He announced that Saturday, March 18, the Office of Historic Resources will host the beginning of several outreach meetings to add a new historical context statement for Survey LA including Chinese, Filipino, Thai, Korean and Japanese as some of the historic communities. He stated that one provision of Measure JJJ requires that the Director of Planning produce draft incentives for Transit Oriented Communities by a deadline of 90 days of the effective date for public circulation then to be reviewed by the City Planning Commission for a recommendation to City Council. Deputy Director Kevin Keller followed up with information on the Community Plan Updates stating that there will be teams addressing the CPU's in groups to improve efficiency in a 6-year cycle.

**CITY ATTORNEY UPDATE**

Deputy City Attorney Amy Brothers stated a court case challenging the City's Environmental review of the Hybrid Industrial Ordinance. She will share the results of Court's ruling in April.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

**MOTION:**

Commissioner Choe made the motion to **approve** the Minutes for the Commission meetings of December 8, 2016 and December 15, 2016.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL PRESENTATION:**

No Resolutions were submitted.

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**ITEM NO. 4**

**PUBLIC COMMENT PERIOD**

No speaker cards were submitted for public comment.

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**ITEM NO. 5**

**CONSENT CALENDAR**

Item 5a was removed from the consent calendar.

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**ITEM NO. 5a**

**[CPC-2016-3064-ZC-SPR-CUB-CU-SPR](#)**

CEQA: ENV-2016-3065-MND

Plan Area: Wilshire

Council District: 10 – Wesson

Last Day to Act: 05-02-17

**PUBLIC HEARING** – Completed December 7, 2016

**PROJECT SITE:** 679-687 South Harvard Boulevard

**IN ATTENDANCE:**

Oliver Netburn, City Planning Associate, Heather Bleemers, City Planner, Nicholas Hendricks, Senior City Planner, representing the Department and Bill Robinson, Land Use Consultant representing Kwang Kyu Pak, the applicant.

**MOTION:**

Commissioner Mack put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications and technical changes to the Conditions of Approval by the Commission, as stated on the record:

Construction, use and maintenance of a seven-story, 110-room hotel with a 1,840 square-foot ground floor restaurant. The project includes 80 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

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-2016-3065-MND, 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 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 the City Council **adopt**, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, a Zone Change from R3P-2 to RAS4-2;
3. **Approve**, pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,840 square-foot ground floor restaurant;
4. **Approve**, pursuant to LAMC Section 12.24-W,24, a Conditional Use Permit for the construction, use and maintenance of a 110 room hotel within 500-feet of a R Zone;
5. **Approve**, 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 guest rooms;
6. **Adopt** the modified Conditions of Approval; and
7. **Adopt** the Findings.

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

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

**Vote: 5 - 1**

**MOTION PASSED**

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**ITEM NO. 6**

[CPC-2016-4216-CA](#)

CEQA: ENV-2016-310-ND

Plan Areas: All

Council Districts: All

Last Day to Act: N/A

**PUBLIC HEARING** – Completed November 17, 2016

**PROJECT SITE:** Citywide

**IN ATTENDANCE:**

Niall Huffman, City Planning Assistant, Phyllis Nathanson, City Planner, Tom Rothmann, Principal City Planner and Charlie Rausch, Associate Zoning Administrator representing the Department.

**MOTION:**

Commissioner Dake Wilson put for the actions below in consideration with the approval of the following ordinance as recommended in the staff report with amendments to the findings, by the Commission as stated on the record:

An ordinance amending Los Angeles Municipal Code (LAMC) Sections 12.03, 12.21 and 12.26 to improve and refine the bicycle parking regulations.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-310-ND 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 judgement and analysis of the City; and **adopt** the Negative Declaration;
2. **Approve** and **recommend** that the City Council **adopt** the proposed ordinance;
3. **Adopt** the staff report as the Commission report on the subject; and
4. **Adopt** the Findings as amended by the Commission.

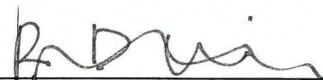
The motion was seconded by Commissioner Mack and the vote proceeded as follows:

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

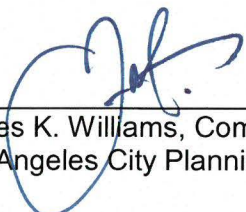
**Vote: 6 - 0**

**MOTION PASSED**

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:07 a.m.

  
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Renee Dake Wilson, Vice President  
Los Angeles City Planning Commission

  
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Dana Perlman, Commissioner  
Los Angeles City Planning Commission

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

Adopted:

**ADOPTED**  
CITY OF LOS ANGELES

**MAR 23 2017**

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE

