

**LOS ANGELES CITY PLANNING COMMISSION  
OFFICIAL MINUTES OF MEETING  
THURSDAY, FEBRUARY 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 President David Ambroz called the meeting to order at 8:38 a.m. with Vice President Renee Dake Wilson and Commissioners, Caroline Choe, Richard Katz, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioner Ahn, Mack and Millman 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**

Vince Bertoni, Planning Director gave the Department update which included the City Council's approval of several Historical Preservation Overlay Zones; the Planning and Land Use Management Committee's recommendation for denial of Cultural Monument Status for the Parker Center Building; and endorsement of a plan to accelerate updating all 35 of the City's Community Plans to 6 year cycles.

**CITY ATTORNEY UPDATE**

Amy Brothers spoke on the Century City Center (located at 1950 Avenue of the Stars) which was approved by the City Planning Commission in June 2014. The 37-story office space project was challenged in court (early 2015) based upon several issues including consistency with the Specific Plan and CEQA Guidelines. A trial court rejected all of the petitioner's arguments in a December 2016 order. The case is now in appellate court.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

Commissioner Perlman made modifications to the language of the Minutes for the December 8, 2016 meeting, which Commissioner Ambroz tabled the to the February 23, 2016 meeting.

**MOTION:**

Commissioner Choe made the motion to **Approve** the Minutes of Meeting for January 26, 2017.

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

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

**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**

Items 5a and 5b were taken off from the consent calendar.

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**ITEM NO. 5a**

**[CPC-2016-2466-GPA-ZC-HD-VCU-CUB-SPR](#)**

CEQA: ENV-2016-2467-MND

Plan Area: South Los Angeles

Council District: 9 – Price

Last Day to Act: 02-09-17

**PUBLIC HEARING:** Completed November 2, 2016

**PROJECT SITE:** 3031-3105 South Figueroa Street

**IN ATTENDANCE:**

Jordann Turner, City Planner, Luci Ibarra, Senior City Planner and Nicholas Hendricks, Senior City Planner representing the Planning Department. Paloma Perez-McEvoy representing Council Member Curren Price Jr. (CD 9), Amanda Mauceri, Vista Investments with representative Paul Garry, PSOMAS, and Sean Topp, Steckbauer Weinhardt, LLP.

**MOTION:**

Commissioner Ambroz made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. The motion was seconded by Commissioner Katz. However, the Commission failed to reach a consensus. The deadlock 4 – 2 vote resulted in a failure-to-act by the Commission. The Commission's vote was as follows:

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

**Vote: 4 – 2**

**MOTION FAILED**

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**ITEM NO. 5b****CPC-2016-3044-DA**

CEQ: ENV-2016-3467-MND  
Plan Area: South Los Angeles

Council District: 9 – Price  
Last Day to Act: 02-09-17

**PUBLIC HEARING** Completed November 2, 2016

**PROJECT SITE:** 3031-3105 South Figueroa Street

**IN ATTENDANCE:**

Jordann Turner, City Planner, Luci Ibarra, Senior City Planner and Nicholas Hendricks, Senior City Planner representing the Planning Department. Paloma Perez-McEvoy representing Council Member Curren Price Jr. (CD 9), Amanda Mauceri, Vista Investments with representative Paul Garry, PSOMAS, and Sean Topp, Steckbauer Weinhardt, LLP.

**MOTION:**

Commissioner Ambroz made the motion to approve the development agreement as recommended in the staff report. Subsequently, the Commission took the actions below in conjunction with the approval of the following:

A Development Agreement for the provision of union agreement and a community benefits package with a combined value of \$500,000 in exchange for a proposed term of 15 years.

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-2016-3467-MND and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Recommend** that the City Council **Adopt** the Development Agreement, pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations for a term of 15 years;

3. **Recommend** that the City Council **Adopt** an ordinance subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement; and,
4. **Adopt** the Findings.

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

Moved: Ambroz  
Seconded: Katz  
Yes: Choe, Padilla-Campos, Dake Wilson  
No: Perlman  
Absent: Ahn, Mack, Millman

**Vote: 5 - 1**

#### **MOTION PASSED**

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#### **ITEM NO. 6**

[VTT-72928-CN-1A](#)

CEQA: ENV-2014-4617-MND

Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Council District: 2 – Krekorian

Last Day to Act: 02-09-17

#### **PUBLIC HEARING**

**PROJECT SITE:** 4215 North Vineland Avenue;  
11015 West Aqua Vista Street

#### **IN ATTENDANCE:**

Fernando Tovar, Deputy Advisory Agency, Mary Mallory, Appellant, Ben Reznik, Jeffer, Mangels Marmaro, Mitchell LLP for the Applicant, Bradley Djukich, Empire Properties.

#### **MOTION:**

Commissioner Dake Wilson made the motion to deny the appeal. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing two-story, 32-unit apartment building and one single-family dwelling in conjunction with the construction of a new four-story 85-unit residential condominium with seven (7) units reserved for Very Low Income households with 192 automobile parking spaces on a 49,537 square-foot site.

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-2014-4617-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 appeal and **Sustain** the decision of the Advisory Agency in approving the Vesting Tentative Tract Map;

3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

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

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

**Vote: 6 - 0**

**MOTION PASSED**

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**ITEM NO. 7**

**VTT-73981-1A**

CEQA: ENV-2016-343-MND  
Plan Area: Wilshire

Council District: 10 – Wesson  
Last Day to Act: 02-09-17

**PROJECT SITE:** 3545 West Wilshire Boulevard;  
(3539-3551 West Wilshire Boulevard, 601, 611, 619, 627, 637, and 645  
South Ardmore Avenue)

**IN ATTENDANCE:**

May Sirinopwongsagon, City Planner

**MOTION:**

Commissioner Ambroz made the motion to continue the matter to the May 11, 2017 meeting. The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

**Vote: 6 - 0**

**MOTION PASSED**

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**ITEM NO. 8**

8. **CPC-2016-341-VZC-ZAA-SPR**

CEQA: ENV-2016-343-MND  
Plan Area: Wilshire

Council District: 10 – Wesson Jr.  
Last Day to Act: 02-09-17

**PROJECT SITE:** 3545 West Wilshire Boulevard;

(3539-3551 West Wilshire Boulevard, 601, 611, 619, 627, 637, and 645 South Ardmore Avenue)

**IN ATTENDANCE:**

May Sirinopwongsagon, City Planner

**MOTION:**

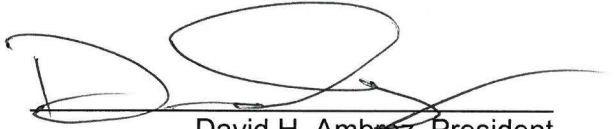
Commissioner Ambroz made the motion to continue the matter to the May 11, 2017 meeting. The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

**Vote: 6 - 0**

**MOTION PASSED**

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:00 a.m.



David H. Ambroz, President  
Los Angeles City Planning Commission



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

**ADOPTED**  
CITY OF LOS ANGELES

**FEB 23 2017**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**