

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, JANUARY 11, 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 Vice President Renee Dake Wilson called the regular meeting to order at 8:33 a.m. with Commissioners Caroline Choe, Vahid Khorsand, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioners David Ambroz, John Mack and Samantha Millman were absent.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Jason Wong, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Director's Report - The Director gave a report related to the Department staffing and hiring. Ken Bernstein Principal City Planner is now overseeing the Urban Design Studio, Claire Bowin, Senior City Planner follows Ken in leaving Citywide Policy and will take a lead role in the Urban Design Studio. Arthi Varma, Principal City Planner has returned to the Department to head the Citywide Policy Section.
- Legal actions and issues update - Deputy City Attorney, Amy Brothers reported on two legal actions taken against the City of Los Angeles. The cases involved the project at 2171 Partridge Avenue and the Caruso Project at 333 La Cienega Boulevard. In both cases, the judge rejected the petitioners' challenges and found that the actions taken by the City were within its authority and according to Code.
- Advance Calendar - There were no changes to the advanced calendar
- Commission Requests - There were no requests by any member of the Commission.
- Minutes of Meeting - Commissioner Perlman moved to approve the Minutes of December 21, 2017 with corrections as stated on the record. The action was seconded by Commissioner Choe and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION:**

There were no presentations by any Neighborhood Council representative or resolutions submitted to the Commission.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT:**

No speakers requested to address the Commission.

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**ITEM NO. 4a**

**RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5 CONSENT CALENDAR**

**ITEM NO. 5a**

**[CPC-2016-4954-DB-SPR](#)**

CEQA: ENV-2016-4955-MND

Plan Area: Westlake

Related Case: VTT-74711

Council District: 13 – O'Farrell

Last Day to Act: 1-11-18

**PUBLIC HEARING** – Completed December 6, 2018

**PROJECT SITE:** 1800-1850 West Beverly Boulevard, 114-118<sup>3</sup>/<sub>4</sub> South Bonnie Brae Street;  
101-111 South Burlington Avenue

**IN ATTENDANCE:**

Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department; Alex Irvine & Associates, Inc., representing the applicant Mike Schwartzman, CV 1800 Beverly, LLC.

**MOTION:**

Commissioner Choe put forth the actions below in conjunction with the approval of the following project as recommended in the staff report along with staff's technical modifications dated January 10, 2018:

Demolition of the existing vacant warehouse, commercial building, 12-unit apartment building, and surface parking and the construction, use and maintenance of a new 79-foot tall, five-story mixed-use development with 243 residential units, of which 21 units or approximately 11 percent, would be designated for Very Low Income Households, and approximately 3,500 square feet of ground level retail and restaurant uses. The project would include 292 vehicle parking spaces and 272 bicycle parking spaces within a two and a half level parking garage.

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 Case No. ENV-2016-4955-MND, adopted on December 20, 2017; 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**, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 a 33 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), and pursuant to AB 744, one half parking space per bedroom for a total of 146 parking spaces;
3. **Approve**, pursuant to LAMC Section 12.22 A.25(f), two (2) On-Menu Incentives as follows:
  - a. Allow up to 20% decrease from the required open space, and
  - b. Allow the averaging of floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone;
4. **Approve**, pursuant LAMC 12.22 A.25(g), one (1) Off-Menu Waiver to allow a 3.19:1 Floor Area Ratio (FAR) in lieu of the approximately 1.83:1 FAR otherwise permitted;
5. **Approve**, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50 dwelling units;

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

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

**Vote: 6 – 0**

**MOTION PASSED**


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**ITEM NO. 6**

**CPC-2017-2121-DB**

CEQA: ENV-2017-2122-CE

Plan Area: Wilshire

Council District: 4 – Ryu

Last Day to Act: 01-11-18

Continued from: 11-16-17

Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to January 25, 2018. (Motion required)

**PROJECT SITE:** 4749 West Elmwood Avenue

**IN ATTENDANCE:**

Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department.

**MOTION:**

Commissioner Khorsand moved to continue the matter to the City Planning Commission Meeting of February 22, 2018. The action was seconded by Commissioner Mitchell and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

**CPC-2017-1103-DB**

CEQA: ENV-2017-1104-CE

Plan Area: Northeast Los Angeles

Council District: 14 – Huizar

Last Day to Act: 01-11-18

Continued from: 12-14-17

**PUBLIC HEARING** – Completed September 19, 2017

**PROJECT SITE:** 1332 West Colorado Boulevard

**IN ATTENDANCE:**

Azeen Khanmalek, City Planning Associate, Kevin Golden, City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Heather Lee, representing the applicant; Urita Ramos representing the Office of Councilmember Huizar.

**MOTION:**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project as recommended in the staff report along with staff's technical modifications dated January 11, 2018, and including modifications by the Commission as stated on the record:

Construction of a new, approximately 56,000 square foot mixed-use building with 26 residential units, 3,671 square feet of commercial floor area, and a total height of approximately 82 feet.

1. **Determine**, based on the whole of the administrative record that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve**, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a 32.5 percent Density Bonus for a project totaling 26 residential dwelling units reserving 10 percent, or two (2) units, for Very Low Income Households, and utilizing parking option 1, with one Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 2.01:1 in lieu of a 1:1, otherwise permitted pursuant to Ordinance No. 173,606 and Section 15.A of the Colorado

- Boulevard Specific Plan;
3. **Adopt** the Conditions of Approval as modified by the Commission, including the technical modifications by staff dated January 11, 2018; and
  4. **Adopt** the Findings.

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

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

**Vote : 6 – 0**

**MOTION PASSED**

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**ITEM NO. 8**

**CPC-2017-1246-ZC-GPA**

CEQA: ENV-2017-1247-ND

Plan Area: Northeast Los Angeles

Council District: 14 - Huizar

Last Day to Act: 03-27-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2093-2121 East Charlotte Street and 1201-1219 North Cornwell Street

**IN ATTENDANCE:**

Laura Krawczyk, City Planning Associate, Patricia Diefenderfer, Senior City Planner and Craig Weber, Principal City Planner representing the Planning Department.

**MOTION:**

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

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 and 11.5.6, a City-initiated resolution and ordinance to revise the General Plan Land Use designation and zoning for private properties located at 2093-2121 East Charlotte Street and 1201-1219 North Cornwell Street. The proposed action does not include the demolition, remodel, construction, or alteration of existing structures.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2017-1247-ND, ("Negative Declaration"), 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 judgment and analysis of the City; and **Adopt** the Negative Declaration;
2. **Approve** and **Recommend** that the City Council **Adopt**, pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the

- Northeast Los Angeles Community Plan to change the land use designation from Public Facilities to Medium Residential;
3. **Approve and Recommend** that the City Council **Adopt**, pursuant to Los Angeles Municipal Code Section 12.32, a Zone Change from PF-1 to R3-1;
  4. **Adopt** the Findings.

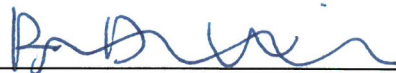
The action was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

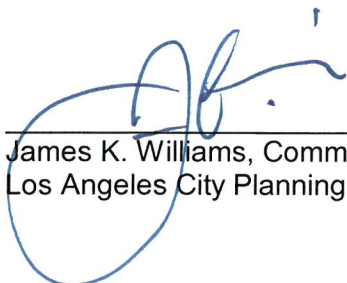
There being no further business before the Commission, the meeting adjourned at 9:19 a.m.



Renee Dake Wilson, Vice President  
Los Angeles City Planning Commission



Vahid Khorsand, Commissioner  
Los Angeles City Planning Commission



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

**ADOPTED**  
CITY OF LOS ANGELES

**JAN 25 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**