

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 8, 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 President David Ambroz called the regular meeting to order at 8:37 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Caroline Choe, Vahid Khorsand, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioner John Mack was 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, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Planning Director Vince Bertoni introduced Senior City Planner Patricia Diefenderfer, and she presented an update on the Transfer of Floor Area Rights (TFAR) Public Benefits.
- Legal actions and issues update: Deputy City Attorney Amy Brothers reported that the legal action regarding the Archer School for Girls was decided in favor of the City of L.A.
- Advance Calendar: There were no changes to the advanced calendar.
- Commission Requests: There were no requests.
- Minutes of Meeting:
Commissioner Choe moved to approve the Minutes of February 22, 2018. The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no resolutions by a Certified Neighborhood Council representative submitted to the Commission.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

There were no speakers.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5

CONSENT CALENDAR

There were no consent items.

Commission President Ambroz took Item Nos. 9, 10, 11, 12, 13, 14, and 15 out of order and moved Items 6, 7 and 8 to the end of the agenda.

ITEM NO. 9

[CPC-2016-2203-DB](#)

CEQA: ENV-2016-2204-CE

Plan Area: Wilshire

Council District: 5 – Koretz

Last Day to Act: 03-19-18

LIMITED PUBLIC HEARING HELD

PROJECT SITE: 488 - 498 South San Vicente Boulevard

IN ATTENDANCE:

Courtney Shum, City Planner and Nicholas Hendricks, Senior City Planner, representing the Planning Department; Elizabeth Peterson, Elizabeth Peterson Group representing the applicant, Kiwi Neman, 488 San Vicente, LLC.

MOTION:

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

Demolition of existing structures and the construction, use, and maintenance of a new, seven-story, 75-foot high, mixed-use building consisting of 54 residential dwelling units and approximately 5,651 square feet of commercial space. The project will set aside five units (11 percent of the base density) for Very Low Income Households and will set aside an additional five units for Moderate Income Households. The project will provide 79 automobile parking spaces located within three subterranean parking levels. The project will observe a rear yard setback along the northerly property line of zero feet at the ground floor and five feet, ten inches above the ground floor.

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15332, Article 19 (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. Approve pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC) a 35 percent density bonus with a set aside of 11 percent (five dwelling units) of the permitted base density for Very Low Income Households; and four Off-Menu Waivers/Modifications to allow the following:
 - a. A maximum Floor Area Ratio (FAR) of 4.1 to 1 in lieu the 1.5 to 1 otherwise permitted in the C2-1VL-O Zone;
 - b. A maximum height of 75 feet and seven stories in lieu of the 45 feet and three stories of the otherwise permitted in the C2-1VL-O Zone;
 - c. Waive transitional height requirements as otherwise required pursuant to LAMC Section 12.21.1 A.10; and
 - d. A rear yard setback of five feet, ten inches above the ground floor in lieu of the rear yard requirement pursuant to LAMC Sections 12.11 C.3 and 12.14 C.2.
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 10**CPC-2016-3754-GPA-ZC-DB-SPR**

CEQA: ENV-2016-3755-MND

Plan Area: Westlake

Related Case: VTT-74484

Council District: 1 – Cedillo

Last Day to Act: 04-14-18

PUBLIC HEARING – Completed September 19, 2017**PROJECT SITE:** 668 South Coronado Street**IN ATTENDANCE:**

Kevin Golden, City Planner and Jane Choi, Senior City Planner, representing the Planning Department; Jerry Neuman, DLA Piper representing the applicant 2500 Wilshire, LLC.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project, with modifications to the Conditions of Approval as stated on the record and those verbal modifications stated by staff related to “Q” Condition No. 6, and “C” Condition No. 10:

Construction of a 7-story mixed-use project with residential units above 2 subterranean stories of parking and ground floor retail. In total, the project would consist of a maximum of 122 residential units with approximately 1,182 square feet of retail space, a minimum of 64 automobile parking spaces and a minimum of 138 bicycle parking spaces. The applicant proposes for 11 percent of the base density of the 90 residential units (10 units) to be provided for Very Low Income Households and seeks a 35 percent density bonus utilizing two On-Menu Incentives.

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-2016-3755-MND and Mitigation Monitoring Program, adopted on December 28, 2017; and pursuant to CEQA Guidelines, Sections 15074, no subsequent EIR, MND, or addendum is required for approval of the project;
2. Approve and Recommend that the City Council adopt, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Westlake Community Plan from the Community Commercial Land Use designation to the Regional Center Commercial Land Use designation at 668 South Coronado Street;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32, a Zone Change from PB-2 to (T)(Q)C2-2 at 668 South Coronado Street;
4. Approve the following two (2) On-Menu Incentives as conditioned, pursuant to LAMC Section 12.22 A.25 of the Municipal Code, for a project reserving 10 units or 11 percent of the 90 base dwelling units for Very Low Income Household occupancy for a period of 55 years:
 - a. Allow 9,760 square feet of open space in lieu of the 12,200 square feet of open space required; and
 - b. Allow a rear yard setback of 15.2 feet in lieu of the 19 feet required.
5. Approve a Site Plan Review, pursuant to Section 16.05 of the Municipal Code, for a project that creates 122 residential units and 1,182 square feet of commercial/retail space;
6. Adopt the Conditions of Approval, with modifications by the Commission, including Staff’s Technical Modification dated March 7, 2018; and
7. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

Commission President Ambroz recessed the meeting at 10:32 a.m. and reconvened the meeting at 10:42 a.m. with Commissioners Dake Wilson, Choe, Khorsand, Millman, Mitchell, Padilla-Campos and Perlman in attendance.

ITEM NO. 11

CPC-2015-4703-VZC-ZV-SPR-ZAA-CU-CUB

CEQA: ENV-2015-4704-MND
Plan Area: Wilshire

Council District: 1 – Cedillo
10 – Wesson
Last Day to Act: 03-08-18

PUBLIC HEARING – Completed December 28, 2017

PROJECT SITE: 2860-2872 West Olympic Boulevard;
1010-1022 South Kenmore Avenue

IN ATTENDANCE:

Joe Luckey, City Planning Associate, Kinikia Gardner, City Planner and Christina Toy-Lee, Senior City Planner, representing the Planning Department; King Woods; Woods, Diaz Group, LLC representing the applicant David Lo; DH & Lo, Inc.

MOTION:

Commissioner Ambroz moved to continue the matter until the City Planning Commission Meeting of May 10, 2018. The action was seconded by Commissioner Perlman and the vote proceeded as follows:

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

Vote : 8 – 0

MOTION PASSED

President Ambroz announced that Item No. 12 and 13 would be heard concurrently but separate motions would be called for each item. Deputy City Attorney Amy Brothers left the meeting. Oscar Medellin, Deputy City Attorney joined the meeting.

ITEM NO. 12

CPC-2014-1457-SP

CEQA: ENV-2014-1458-EIR

Plan Area: Brentwood - Pacific Palisades;
Palms - Mar Vista - Del Rey;
West Los Angeles; Westwood

Related Case: CPC-2014-1456-SP

Council Districts: 5 – Koretz

11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING - Completed June 23, 2016

PROJECT SITE:

The project involves an existing specific plan area. The West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP) area is generally bounded by the City of Beverly Hills, Beverwil Drive, Castle Heights Avenue, National Boulevard, Hughes Avenue on the east; Sunset Boulevard on the north; the City of Santa Monica and Centinela Avenue on the west; and Venice Boulevard on the south.

IN ATTENDANCE:

Renata Ooms, City Planning Associate, Steve Katibak, City Planning Associate, Conni Pallini-Tipton, Senior City Planner and Craig Weber, Principal City Planner representing the Planning Department; Tricia Keene, representing the Office of Council Member Bonin.

MOTION:

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

- Amendments to a transportation Specific Plan which include:
 - Updates to the Transportation Impact Assessment fee (TIA Fee) programs, including revisions to the fees, exemptions and credits; and
 - Updates to the list of transportation improvements to be funded, in part, by the impact fees collected from new development.
1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections, 15301, 15304, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
 2. Approve the Livable Boulevards Streetscape Plan;
 3. Approve and recommend that the City Council adopt the Administrative Fee Resolution, including the Findings under the Mitigation Fee Act, Updates to TIA Fee and Updates to TIA Project;
 4. Approve and recommend that the City Council adopt, pursuant to Section 11.5.7G of the Los Angeles Municipal Code (LAMC), amendments to the West LA Transportation Improvement and Mitigation Specific Plan;
 5. Adopt the Staff Recommendation Report as the Commission Report; and
 6. Adopt the Findings.

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

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

Vote : 6 – 2

MOTION PASSED

ITEM NO. 13

CPC-2014-1456-SP

CEQA: ENV-2014-1458-EIR

Plan Area: LAX; Palms-Mar Vista-Del Rey; Venice;
 Westchester-Playa Del Rey

Related Case: CPC-2014-1457-SP

Council Districts: 11 – Bonin

Last Day to Act: N/A

PUBLIC HEARING - Completed June 23, 2016

PROJECT SITE:

The project involves an existing specific plan area. The Coastal Transportation Corridor Specific Plan (CTCSP) area is generally bounded by the City of Santa Monica on the north, Imperial Highway on the south, the San Diego Freeway (I-405) on the east, and the Pacific Ocean on the west.

IN ATTENDANCE:

Renata Ooms, City Planning Associate, Steve Katibak, City Planning Associate, Conni Pallini-Tipton, Senior City Planner and Craig Weber, Principal City Planner representing the Planning Department; Tricia Keene, representing the Office of Council Member Bonin.

MOTION:

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

Amendments to a transportation Specific Plan which include:

- Updates to the Transportation Impact Assessment fee (TIA Fee) programs, including revisions to the fees, exemptions and credits; and
 - Updates to the list of transportation improvements to be funded, in part, by the impact fees collected from new development.
1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections, 15301, 15304, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
 2. Approve and recommend that the City Council adopt the amendments to the Coastal Transportation Corridor Specific Plan;
 3. Adopt the Staff Recommendation Report as the Commission Report; and

4. Adopt the Findings.

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

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

Vote : 6 – 2

MOTION PASSED

Commission President Ambroz recessed the meeting at 12:35 p.m. for lunch and reconvened the meeting at 1:02 p.m. with Commissioners Dake Wilson, Choe, Khorsand, Millman, Mitchell, Padilla-Campos and Perlman in attendance. Amy Brothers, Deputy City Attorney re-joined the meeting and Oscar Medellin, Deputy City left the meeting.

President Ambroz announced that Item Nos. 14 and 15 would be heard concurrently but separate motions would be called for each item.

ITEM NO. 14

[CPC-2017-4365-ZC](#)

CEQA: ENV-2017-4366-CE; ENV-2003-1922-EIR-ADD1
 Plan Area: Westchester-Playa Del Rey
 Related Case: CPC-2017-4312-MS

Council District: 11 - Bonin
 Last Day to Act: N/A

PUBLIC HEARING – Completed December 14, 2017

PROJECT SITE:

The project area is generally bounded by 96th Street to the north, 102nd Street to the south, La Cienega Boulevard to the east and Sepulveda Boulevard to the west within the Los Angeles International (LAX) Plan and Westchester-Playa Del Rey Community Plan Areas.

IN ATTENDANCE:

Andrew Jorgensen, 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; with modifications as stated on the record:

The Westchester-Playa Del Rey Community Plan Implementation Overlay (CPIO) establishes specific

development regulations and urban design standards for properties on and adjacent to Century Boulevard within the Century/Aviation Subarea. The establishment of the Century/Aviation Subarea serves to establish supplemental development regulations to ensure that future developments include a wide array of visitor-serving, active commercial uses and improve the pedestrian orientation and economic vitality of the area.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Environmental Impact Report No. ENV-2003-1922-EIR adopted on April 13, 2004; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum (ENV-2003-1922-EIR-ADD1) dated February 15, 2018, no major revisions to the Environmental Impact Report is required; and no subsequent EIR or negative declaration is required for approval of the project;
2. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15308, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. Determine that, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3), because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment;
4. Approve and recommend that the City Council adopt, pursuant to Section 12.32 S of the Los Angeles Municipal Code (LAMC) the Westchester Community Plan Implementation Overlay (CPIO), Century/Aviation Subarea establishing development standards for subject properties;
5. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change from [T][Q]C2-2 to [T][Q]C2-2-CPIO, C2-2 to C2-2-CPIO, and M2-1 to M2-1-CPIO as detailed in the proposed Ordinance Map; and
6. Approve this Staff Report as the City Planning Commission Report;

The action was seconded by Commissioner Ambroz. Commissioner Perlman offered a friendly amendment to the motion. Commissioner Dake Wilson and Commissioner Ambroz agreed to the amendment and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 15

[CPC-2017-4312-MS](#)

CEQA: ENV-2017-4313-CE

Plan Area: Westchester-Playa Del Rey

Related Case: CPC-2017-4365-ZC

Council District: 11 - Bonin

Last Day to Act: N/A

PUBLIC HEARING – Completed December 14, 2017

PROJECT SITE:

The project area is the public right-of-way of Century Boulevard between Sepulveda Boulevard on the west and La Cienega Boulevard on the east within the Los Angeles International (LAX) Plan and Westchester-Playa Del Rey Community Plan Area.

IN ATTENDANCE:

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

MOTION:

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

The Century Boulevard Streetscape Plan establishes new guidelines for the streetscape improvements on Century Boulevard including wider sidewalks, transit shelters landscaping, decorative paving, lighting and street furniture to enhance the pedestrian environment.

1. Determine that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Existing Facilities (Class 1) and Section 15304 Minor Alterations in Land (Class 4);
2. Adopt the Resolution to approve the Century Boulevard Streetscape Plan; and
3. Approve this Staff Report as the City Planning Commission Report;

The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

Moved: Perlman
 Seconded: Padilla-Campos
 Ayes: Choe, Khorsand

Before the vote was completed, Principal Planner Craig Weber noted that the Commission's modifications made to Item No. 14 belonged to Item No. 15. The Commission Executive Assistant reopened the roll and the vote proceeded as follows:

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

Vote: 0 – 8

MOTION FAILED

Commissioner Ambroz made a motion to reconsider Item No. 15.

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

Vote: 8 – 0

MOTION PASSED

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following including modifications as stated on the record:

The Century Boulevard Streetscape Plan establishes new guidelines for the streetscape improvements on Century Boulevard including wider sidewalks, transit shelters landscaping, decorative paving, lighting and street furniture to enhance the pedestrian environment.

1. Determine that the Project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Existing Facilities (Class 1) and Section 15304 Minor Alterations in Land (Class 4);
2. Adopt the Resolution to approve the Century Boulevard Streetscape Plan; and
3. Approve this Staff Report as the City Planning Commission Report;

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

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

Vote: 8 – 0

Commissioner Ambroz made a motion to reconsider Item No. 14.

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

Vote: 8 – 0

ITEM NO. 14

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following with modifications as stated on the record:

The Westchester-Playa Del Rey Community Plan Implementation Overlay (CPIO) establishes specific development regulations and urban design standards for properties on and adjacent to Century Boulevard within the Century/Aviation Subarea. The establishment of the Century/Aviation Subarea serves to establish supplemental development regulations to ensure that future developments include

a wide array of visitor-serving, active commercial uses and improve the pedestrian orientation and economic vitality of the area.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Environmental Impact Report No. ENV-2003-1922-EIR adopted on April 13, 2004; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum (ENV-2003-1922-EIR-ADD1) dated February 15, 2018, no major revisions to the Environmental Impact Report is required; and no subsequent EIR or negative declaration is required for approval of the project;
2. Determine that, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15308, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. Determine that, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3), because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment;
4. Approve and recommend that the City Council adopt the Westchester Community Plan Implementation Overlay (CPIO), Century/Aviation Subarea establishing development standards for subject properties;
5. Approve and recommend that the City Council adopt a Zone Change from [T][Q]C2-2 to [T][Q]C2-2-CPIO, C2-2 to C2-2-CPIO, and M2-1 to M2-1-CPIO as detailed in the proposed Ordinance Map; and
6. Approve this Staff Report as the City Planning Commission Report.

The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

President Ambroz announced that Item Nos. 6, 7 and 8 would be heard concurrently but separate motions would be called for each item.

ITEM NO. 6

[CPC-2016-4219-GPA-ZC](#)
 CEQA: ENV-2016-2594-EIR
 SCH, No. 2016121063
 Plan Area: Central City

Council District: 14 – Huizar
 Last Day to Act: 03-28-18

Related Cases: CPC-2016-4220-SN
CPC-2016-2595-DA-CU-MCUP-CUX-SPR

PUBLIC HEARING – Completed February 7, 2018

PROJECT SITE: 1240-1260 South Figueroa Street; 601 West Pico Boulevard

IN ATTENDANCE:

Milena Zaszasdien, City Planner and Luci Ibarra, Senior City Planner representing the Planning Department; James Pugh, Sheppard, Mullin, Richter & Hampton, LLP representing the applicant Lightstone DTLA, LLC; Shawn Kuk representing the Office of Council Member Huizar.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval as stated on the record:

The Fig+Pico Conference Center Hotels Project is a proposed mixed-use development with up to 1,153 guest rooms and 13,145 square feet of ground-floor retail/restaurant uses within two hotel towers ("Hotel A/B Tower" and "Hotel C Tower"), totaling up to 505,335 square feet of floor area on an approximately 1.22-acre site (9.5:1 FAR). The Hotel A/B Tower would include up to 775 hotel guest rooms, 11,000 square feet of ground-floor retail/restaurant uses, and podium parking for all three hotels within a 38-story, 465-foot tower on the northeast corner of South Figueroa Street and West Pico Boulevard. The Hotel C Tower would include up to 378 guest rooms and 2,145 square feet of ground-floor retail/restaurant uses in a 27-story, 350-foot tower located on the northwest corner of West Pico Boulevard and South Flower Street. An existing 27,800-square-foot two-story commercial building with surface parking would be demolished.

A City-initiated Sign District would also be implemented on the Project Site and on certain surrounding parcels along South Figueroa Street, West Pico Boulevard, and South Flower Street.

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 the Fig+Pico Conference Center Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH No. 2016121063, certified on February 9, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Approve and recommend that the Mayor and City Council approve, pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the Central City Community Plan to redesignate a portion of the site (three parcels at 601 W. Pico Boulevard) from the High Density Residential to Regional Commercial land use, including a modification to Footnote 3 of the Central City Community Plan to allow for an FAR of 10: 1 pursuant to the Zone Change ordinance for the entire Project Site;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32, a Zone Change and Height District Change from [Q]R5-4D-O and C2-4D-O to (T)(Q)C2-4D-O-SN, including new D-limitations on the Project Site;
4. Adopt the Conditions of Approval with modifications by the Commission, including Staff's Technical Modification dated March 7, 2018; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

Commissioner Padilla-Campos left the meeting at 4:05 p.m.

ITEM NO. 7

CPC-2016-2595-DA-CU-MCUP-CUX-SPR

CEQA: ENV-2016-2594-EIR
SCH. No. 2016121063

Plan Area: Central City

Related Cases: CPC-2016-4220-SN

CPC-2016-4219-GPA-ZC

Council District: 14 – Huizar

Last Day to Act: 03-28-18

PUBLIC HEARING – Completed February 7, 2018

PROJECT SITE: 1240-1260 South Figueroa Street; 601 West Pico Boulevard

IN ATTENDANCE:

Milena Zaszasdien, City Planner and Luci Ibarra Senior City Planner representing the Planning Department. James Pugh, Sheppard, Mullin, Richter & Hampton, LLP representing the applicant Lightstone DTLA, LLC; and Shawn Kuk representing the Office of Council Member Huizar.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record:

The Fig+Pico Conference Center Hotels Project is a proposed mixed-use development with up to 1,153 guest rooms and 13,145 square feet of ground-floor retail/restaurant uses within two hotel towers (“Hotel A/B Tower” and “Hotel C Tower”), totaling up to 505,335 square feet of floor area on an approximately 1.22-acre site (9.5:1 FAR). The Hotel A/B Tower would include up to 775 hotel guest rooms, 11,000 square feet of ground-floor retail/restaurant uses, and podium parking for all three hotels within a 38-story, 465-foot tower on the northeast corner of South Figueroa Street and West Pico Boulevard. The Hotel C Tower would include up to 378 guest rooms and 2,145 square feet of ground-floor retail/restaurant uses in a 27-story, 350-foot tower located on the northwest corner of West Pico Boulevard and South Flower Street. An existing 27,800-square-foot two-story commercial building with surface parking would be demolished.

A City-initiated Sign District would also be implemented on the Project Site and on certain surrounding parcels along South Figueroa Street, West Pico Boulevard, and South Flower Street.

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 the Fig+Pico Conference

- Center Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH No. 2016121063, certified on February 9, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Recommend that the City Council approve a Development Agreement between the Developer and the City of Los Angeles;
 3. Approve, pursuant to Section 12.24 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a hotel located within 500 feet of an R residential zone;
 4. Approve, pursuant to LAMC Section 12.24 W.19, a Conditional Use Permit for floor area ratio averaging in a unified mixed-use development in the C2 Zone;
 5. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow for the sale and dispensing of alcohol for on-site consumption;
 6. Approve, pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to allow live entertainment and dancing;
 7. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates 50 or more guest rooms and/or 50,000 gross square feet of non-residential floor area;
 8. Adopt the Conditions of Approval with modifications by the Commission including Staff's Technical Modification dated March 7, 2018; and
 9. Adopt the Findings.

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

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

Vote : 6 – 1

MOTION PASSED

ITEM NO. 8

CPC-2016-4220-SN

CEQA: ENV-2016-2594-EIR
 SCH. No. 2016121063

Plan Area: Central City

Related Cases: CPC-2016-4219-GPA-ZC

CPC-2016-2595-DA-CU-MCUP-CUX-SPR

Council District: 14 – Huizar

Last Day to Act: 03-28-18

PUBLIC HEARING – Completed February 7, 2018

PROJECT SITE: 1240-1300 South Figueroa Street; 535-601 West Pico Boulevard, 520-638 West Pico Boulevard; 1220-1308 South Flower Street, & 1309-1315 South Flower Street

IN ATTENDANCE:

Milena Zaszasdien, City Planner and Luci Ibarra Senior City Planner representing the Planning Department. James Pugh, Sheppard, Mullin, Richter & Hampton, LLP representing the applicant Lightstone DTLA, LLC; and Shawn Kuk representing the Office of Council Member Huizar.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project:

A City-initiated Sign District on certain parcels along South Figueroa Street, West Pico Boulevard, and South Flower Street.

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 the Fig+Pico Conference Center Hotels EIR No. ENV-2016-2594-EIR and Errata, SCH No. 2016121063, certified on February 9, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Approve, pursuant to Section 13.11 of the Los Angeles Municipal Code (LAMC), a City-initiated Sign District (SN Supplemental Use District) for a comprehensive set of sign regulations, along portions of Figueroa Street, Pico Boulevard, and Flower Street; and
3. Adopt the Conditions of Approval with modifications by the Commission including Staff's Technical Modification dated March 7, 2018; and
4. Adopt the Findings.

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

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

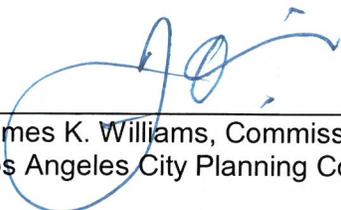
Vote : 6 – 1

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 4:13 p.m.



David Ambroz, President
 Los Angeles City Planning Commission



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

ADOPTED
 CITY OF LOS ANGELES

MAR 22 2018

**CITY PLANNING DEPARTMENT
 COMMISSION OFFICE**