

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, FEBRUARY 8, 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  
John W. 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](mailto: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](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](mailto: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**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – January 25, 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. [CPC-2016-3841-ZV-CU-CUB-SPR](#)  
CEQA: ENV-2015-3167-MND-REC1  
Plan Area: Hollywood  
Related Case: DIR-2015-3166-SPR

Council District: 13 – O’Farrell  
Last Day to Act: 02-08-18

**PUBLIC HEARING** – Completed December 5, 2017

**PROJECT SITE:** 1400 North Cahuenga Boulevard;  
1414 North Cahuenga Boulevard; 6407, 6413 De Longpre Avenue;  
1403, 1405, 1408, 1413 Ivar Avenue

**PROPOSED PROJECT:**

Construction, use, and maintenance of an eight-story (seven-story plus mezzanine), approximately 94-foot in height, 74,362 square-foot, 220 room boutique hotel (“The Godfrey”). The hotel will include a 2,723 square-foot ground floor restaurant, a third floor courtyard, and rooftop lounge with 1,440 square feet of floor area with a total of 476 seats (133 on the ground floor, 66 in the courtyard, and 277 seats on the rooftop). The project will include 104 on-site automobile parking spaces within three levels of subterranean parking and 94 bicycle parking spaces.

**REQUESTED ACTIONS:**

1. Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2015-3167-MND adopted on June 16, 2016; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated November 9, 2017, no major revisions are required to the Mitigated Declaration, and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a Zone Variance to permit rooftop dining above the ground floor in the C4 Zone;
3. Pursuant to LAMC Section 12.24 U, a Conditional Use to permit an increase in Floor Area Ratio (FAR) beyond the currently permitted 3:1 as established by the “D” Limitation under Ordinance No. 165,661, up to a maximum FAR of 3.69:1;
4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel with on-site restaurants and bars; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development that creates 50 or more guest rooms.

**Applicant:** 1400 Cahuenga JV, LLC; Oxford Hollywood, LLC  
Representative: Dana Sayles, Three6ixty

**Staff:** JoJo Pewsawang, City Planner  
[jojo.pewsawang@lacity.org](mailto:jojo.pewsawang@lacity.org)  
(213) 978-1214

7. [CPC-2017-1014-CU-ZAA-ZAD-SPR](#)  
CEQA: ENV-2017-1015-MND  
Plan Area: Harbor Gateway

Council District: 15 – Buscaino  
Last Day to Act: 02-08-18

**PUBLIC HEARING** – Completed December 20, 2017

**PROJECT SITE:** 15116-15216 South Vermont Avenue;  
747-761 West Redondo Beach Boulevard

**PROPOSED PROJECT:**

Construction, use and maintenance of a one-story (with a 25,000 square-foot mezzanine), 54-foot tall, 341,402 square-foot warehouse/manufacturing/high-cube warehouse/distribution center with a total of 233 automobile parking spaces and 32 bicycle parking spaces. The project also includes 36 dock high truck loading positions and parking for up to 71 trailers.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2017-1015-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.14, a Conditional Use Permit for a development which creates 250,000 square feet or more of warehouse floor area;
3. Pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit to allow:
  - a. Less than 50 percent glazing; and
  - b. 24-hour operation in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m.
4. Pursuant to LAMC Section 12.28 A, a Zoning Administrator’s Adjustments from LAMC 12.21.1 A, to allow a maximum building height of 54 feet in lieu of the otherwise 45 feet; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates or results in an increase of more than 50,000 square feet of non-residential floor area.

**Applicant:** Prologis, LP  
Representative: Armen Ross, The Ross Group

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

8. [CPC-2016-4962-VZC-HD-MCUP-ZV-SPR](#)  
CEQA: ENV-2016-4963-CE  
Plan Area: Central City

Council District: 14 – Huizar  
Last Day to Act: 03-27-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 755 South Los Angeles Street;  
751 – 761 South Los Angeles Street

**PROPOSED PROJECT:**

Improvements to an existing 79,793 square-foot light manufacturing building with a 15,879 square-foot basement currently used for storage. The improvements would include a change of use from clothing manufacturing, retail, accessory office, and storage uses to office, food hall/restaurant, and storage uses; and a 9,541 square-foot rooftop restaurant addition, resulting in a net floor area increase of 6,856 square feet and a total floor area of 86,649 square feet. The Project Site has a lot area of approximately 18,024 square feet, and the Project would have a Floor Area Ratio (FAR) of approximately 4.9:1. The floor area will be distributed as follows: 59,292 square feet of general and/or

creative office space on floors two through five; and nine restaurants totaling 27,357 square feet, including an eight-tenant food hall with outdoor dining on the ground floor/mezzanine and basement, and one rooftop restaurant with outdoor dining. Four automobile parking spaces would be provided off-site, and 12 bicycle parking spaces would be provided on-site (four short-term and eight long-term).

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15300 an Exemption from CEQA, Article III, Section 1, Classes 1 and 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 Q and F, a Vesting Zone Change and Height District Change from M2-2D to M2-2D to amend the Development “D” Limitation to permit a 4.9:1 FAR in lieu of the existing D Limitation of a 3:1 FAR;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption, in conjunction with nine restaurants totaling 27,357 square feet and 1,152 seats; and pursuant to LAMC Section 12.24 S, a 20 percent reduction in the number of required parking spaces;
4. Pursuant to LAMC Section 12.27, a Variance from LAMC Section 12.26 E.5 to provide automobile parking spaces off-site within 750 feet by lease in lieu of recorded covenant; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a change of use that results in an increase of 1,000 or more average daily trips.

**Applicant:** 755 South Los Angeles Street, LLC  
Representative: Stephen Kia, Urban Concepts

**Staff:** Michael Sin, City Planning Associate  
[michael.sin@lacity.org](mailto:michael.sin@lacity.org)  
(213) 978-1345

9. [VTT-74169-1A](#)  
CEQA: ENV-2016-1955-MND  
Plan Area: Hollywood  
Related Case: CPC-2016-1954-CU-MCUP-DB-SPR-SPP

Council District: 13 – O’Farrell  
Last Day to Act: 02-08-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1860, 1868 North Western Avenue;  
5440, 5446, 5448 West Franklin Avenue

**PROPOSED PROJECT:**

Demolition of a gas station, a one-story single-family residence and a one-story duplex and the construction of a 97,334-square-foot, 60-foot, five-story mixed use project that includes 87 residential units and approximately 6,000 square feet of ground floor commercial. Of the 87 units, 20 percent or 11 units will be set aside as Restricted Affordable Units for Very Low Income Households. The project provides a total of 112 parking spaces located on the ground level and in one subterranean parking level. The project is located in the C4-1D and R3-1 Zones within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

**APPEAL:**

Appeal of the Deputy Advisory Agency’s determination to approve a Vesting Tentative Tract Map to allow the merger and re-subdivision of the project site into a single ground lot and the merger of 4.5 feet of previously dedicated area along Franklin Avenue back into the project site and approval of a haul route; and appeal of the Mitigated Negative Declaration ENV-2016-1955-MND, mitigation measures and the Mitigation Monitoring Program for the project.

**Applicant:** Damon Porter, Western & Franklin, LLC  
Representative: Craig Lawson, Craig Lawson & Company, LLC

**Appellants:** Ronald Ostrow; Mark Mauceri; Christina Khanjian; Gary Khanjian; Nuel Tate; Nyla Arslanian; Karen De La Carriere; Jeffrey Augustine; George Abrahams and Alexandra Kondrake; William and Rebecca Beech; Drew Murphy (Franklin & Western Improvement Association)  
**(11 Appellants)**

**Staff:** Monique Acosta, City Planning Associate  
[monique.acosta@lacity.org](mailto:monique.acosta@lacity.org)  
(213) 978-1173

10. **CPC-2016-1954-CU-MCUP-DB-SPP-SPR**

CEQA: ENV-2016-1955-MND  
Plan Area: Hollywood  
Related Case: VTT-74169-1A

Council District: 13 – O’Farrell  
Last Day to Act: 02-28-18

**PUBLIC HEARING** - Completed March 23, 2017

**PROJECT SITE:** 1860, 1868 North Western Avenue;  
5440, 5446, 5448 West Franklin Avenue

**PROPOSED PROJECT:**

Proposed Project involves the demolition of a gas station, a one-story single-family residence and a one-story duplex; and the construction of a 97,334 square-foot, five-story mixed use project that includes 87 residential units and approximately 6,000 square feet of commercial ground floor area, measuring 60 feet in height. Of the 87 units, 20 percent or 11 units will be set aside as Restricted Affordable Units for Very Low Income Households. The project provides a total of 112 parking spaces located on the ground level and in one subterranean parking level. The project is located in the C4-1D and R3-1 Zones within Subareas A (Neighborhood Conservation) and B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1955-MND (“Mitigated Negative Declaration”), Errata 1 dated March 23, 2017, Errata 2 dated January 16, 2018, and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) 12.24 U.26 a Conditional Use to increase the density greater than the maximum permitted in LAMC Section 12.22 A.25, to 57.5 percent over the entire Project Site in order to permit 87 dwelling units, in lieu of 55 dwelling units;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to the sale and/or dispensing of a full-line of alcoholic beverages for on-site and off-site consumption for a maximum of three (3) commercial establishments within 6,000 square feet of commercial floor area;
4. Pursuant to LAMC 12.22 A.25(g)(2), the Applicant proposes to set aside 11 units, or 20 percent of the dwelling units as Restricted Affordable Units and requests the following two (2) On-Menu Incentives:
  - a. A 3:1 Floor Area Ratio (FAR) over the entire Project Site, in lieu of the permitted 1:1 FAR in the C4-1D zoned portion of Subarea A and the 2:1 FAR for a Mixed-Use Project in Subarea B; and
  - b. Averaging floor area ratio, density, parking, open space and permitting vehicular access within the C4-1D and R3-1 Zones and Subareas A and B.

5. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following four (4) Off-Menu Incentives from the Vermont/Western SNAP Specific Plan:
  - a. From Section 7.A of the Vermont/Western SNAP Specific Plan to allow seven (7) lots having a combined lot area of 38,276 square feet to be tied together to form a single building site, in lieu of a maximum of two (2) lots having a combined lot area of 15,000 square feet to be tied together to form a single building site for residentially zoned properties in Subarea A;
  - b. From Section 7.B of the Vermont/Western SNAP Specific Plan to allow seven (7) lots having a combined lot area of 38,276 square feet to be tied together to form a single building site, in lieu of a maximum of two (2) lots having a combined lot area of 10,000 square feet to be tied together to form a single building site for commercially zoned properties in Subarea A;
  - c. From Section 8.B.1 of the Vermont/Western SNAP to permit an increase in building height of 60 feet over the entire Project Site, in lieu of the maximum permitted building height of 50 feet for a Mixed-Use Project in Subarea B; and
  - d. From the Vermont/Western SNAP Specific Plan to permit an increase in transitional height over the entire Project Site:
    - i. From Section 7.D of the Vermont/Western SNAP Specific Plan for an increase in height of 16 feet, 2 inches, thereby allowing 60 feet in transitional height, in lieu of 15 feet above the shortest adjacent building or 43 feet ten inches in Subarea A; and
    - ii. From Section 8.C of the Vermont/Western SNAP Specific Plan for an increase in height of 35 feet, thereby allowing 60 feet in transitional height, in lieu of 25 feet required for buildings located within a distance of 0 to 49 feet from an abutting lot in Subarea A; and to permit an increase in height of 27 feet, thereby allowing 60 feet in transitional height, in lieu of 33 feet required for buildings located within a distance of 50 to 99 feet from an abutting lot in Subarea A.
6. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review with the Vermont/Western Station Neighborhood Area Plan (SNAP) Transit Oriented District Specific Plan; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

**Applicant:** Damon Porter, Western & Franklin, LLC  
 Representative: Craig Lawson, Craig Lawson & Company, LLC

**Staff:** Mindy Nguyen, City Planner  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
 (213) 978-1241

11. [CPC-2014-4942-ZC-HD-DB-SPR-WDI](#)

CEQA: ENV-2014-4943-MND  
 Plan Area: Wilshire

Council District: 1 - Cedillo  
 Last Day to Act: 02-08-18  
 Continued from: 12-14-17

**PUBLIC HEARING** – Completed July 24, 2017

**PROJECT SITE:** 2501 – 2515 West Olympic Boulevard;  
 980 – 992 South Arapahoe Street;  
 981 South Hoover Street

**PROPOSED PROJECT:**

Construction of a new seven-story, mixed-use development consisting of 173 residential units and 34,065 square feet of commercial uses with a total of 262 on-site vehicle parking spaces (201 spaces for residential uses, 61 spaces for commercial uses) located within one ground floor parking level and two

subterranean parking levels, on a Project Site that consists of nine (9) contiguous lots totaling 51,949 square feet in size, and is currently vacant. The building will measure approximately 90 feet in height and contain approximately 183,190 square feet of floor area. As part of this application, the Department of City Planning has initiated a Zone Change and Height District Change from C2-2 to (T)(Q)C2-1 as a technical correction to a recorded mapping error which will create consistency between the Zone designation and the General Plan Land Use designation for the C2 zoned lots.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-4943-MND (“Mitigated Negative Declaration”), Errata dated November 17, 2017, all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change and Height District Change from C2-2 to (T)(Q)C2-1;
3. Pursuant to LAMC Section 12.22 A.25(g)(2) a 33 percent Density Bonus for a project reserving 15 percent of the base dwelling units, or 20 units, for Very Low Income Households, in conjunction with Parking Option 1 and the following three (3) On-Menu Incentives:
  - a. Averaging of floor area, density, open space and parking over the Project Site, and to permit vehicular access from a less restrictive zone to a more restrictive zone;
  - b. Seventeen percent reduction in the required depth of the front yard setback along Arapahoe Street, for a 12-foot, 6-inch setback in lieu of the otherwise required 15-foot setback; and
  - c. Twenty percent maximum reduction in the required width of the northerly side yard, for an 8-foot setback in lieu of the otherwise required 10-foot setback.
4. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Waiver to allow a 3.90:1 Floor Area Ratio (FAR) for the entire Project Site, in lieu of the otherwise maximum permitted 3:1 FAR for the R4-1 Zone and 1.5:1 FAR for the proposed (T)(Q)C2-1 Zone; and
5. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development project that results in an increase of 50 or more residential units.

**Applicant:** Shahin Simon Neman, NY Properties, LLC  
Representative: James Santa Maria, Santa Maria Group

**Staff:** Mindy Nguyen, City Planner  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
(213) 978-1241

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| 12. <a href="#">CPC-2014-2906-TDR-SPR</a><br>CEQA: ENV-2014-2907-MND<br>Plan Area: Central City<br>Related Case: VTT-69839-CN | Council District: 14 – Huizar<br>Last Day to Act: 2-8-18<br>Continued from 12-14-17 |
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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 February 22, 2018. (Motion required)

**PUBLIC HEARING** – Completed January 26, 2017

**PROJECT SITE:** 601 South Main Street;  
601 – 641 South Main Street;  
108 – 114 West 6th Street



**PROPOSED PROJECT:**

The demolition of an existing surface parking lot, and the construction of a new 38-story, 390-foot, 3-inch tall, mixed-use, high-rise development consisting of 452 residential condominium units and 15 commercial condominium units with 21,514 square feet of commercial space. The project would provide 860 parking spaces within one subterranean level, and six above-grade parking levels.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-2907-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 186,435 square feet, to the project site (Receiver Site) permitting an FAR of 9.1:1 and 551,349 square feet of floor area in lieu of a 6:1 FAR which permits 364,914 square feet of floor area; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in 50 or more residential units.

**Applicant:** Barry Shy, Sixth and Main, LLC  
Representative: Kate Bartolo & Associates

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

13. [CPC-2017-4556-ZC](#)  
CEQA: ENV-2016-2111-ND-REC1  
Plan Area: Wilshire

Council District: 4 – Ryu  
Last Day to Act: N/A

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

**PROJECT SITE:**

The area consists of the Brookside and Sycamore Square neighborhoods within Council District 4 as shown in the proposed Ordinance Maps. The Brookside area is generally bound by Wilshire Boulevard, Highland Avenue, Olympic Boulevard, and Muirfield Road. The Sycamore Square neighborhood generally consists of properties along Citrus Avenue and Orange Drive in between Wilshire Boulevard and Olympic Boulevard.

**PROPOSED ORDINANCE:**

As follow-up to Interim Control Ordinance number 184,381, the proposed Zone Change Ordinances will provide more specialized development regulations for single-family dwelling units within the project boundaries identified in the attached proposal utilizing the new “R1 One-Family Variation Zones.” The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

**REQUESTED ACTIONS:**

1. Find that, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2016-2111-ND; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum Negative Declaration No. ENV-2016-2111-ND-REC-1 dated January 2018, no major revisions are required to the Negative Declaration; and no subsequent EIR or Negative Declaration is required for approval of the project;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC) a Zone Change

Ordinance changing those parcels lying within the proposed Brookside Ordinance Map from R1-1 to R1R3-RG and R1V3-RG; and

3. Pursuant to LAMC Section 12.32 F a Zone Change Ordinance changing those parcels lying within the proposed Sycamore Square Ordinance Map from R1-1 to R1V3-RG.

**Applicant:** City of Los Angeles

**Staff:** Giselle Corella, City Planning Associate  
[giselle.corella@lacity.org](mailto:giselle.corella@lacity.org)  
(213) 978-1357

14. **CPC-2017-2533-ZC**  
CEQA: ENV-2017-2534-ND  
ENV-2018-224-CE

Council District: 4 – Ryu  
Last Day to Act: N/A

Plan Area: Wilshire

**PUBLIC HEARING** – Completed December 11, 2017

**PROJECT SITE:**

Seventeen lots zoned [Q]C2-1 and located on South Sycamore Avenue between 4th Street to the north and 6th Street to the south, and located on South Sycamore Avenue, South Orange Drive, and South Citrus Avenue between 6th Street to the north and Carling Way to the south. Lots 37, 279, 280, 283, 284, 361, 362, 337, 338, 339, 340, 341, 342, 343, 344, 345, and 346 in Tract No. 5049, Map Book 54-52, County of Los Angeles.

**PROPOSED ORDINANCE:**

A Zone Change Ordinance to remove the existing [Q] Condition on the subject properties and replace it with a new [Q] Condition that would limit use of the subject properties to residential development that conforms to the allowable density and development provisions of the R1R3-RG One-Family Rear-Mass Variation Zone and Rear Detached Garage Supplemental Use District, or surface parking areas. The proposed ordinance implements context-sensitive zoning meant to preserve neighborhood character and does not, by itself, propose or authorize any development.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15300 after consideration of the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15305 and Section 15308 and City of Los Angeles Environmental Quality Act Guidelines, Article III, 1(e)(12), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration No. ENV-2017-2534-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; and
3. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change Ordinance establishing a Zone Change to those parcels lying within the project boundaries identified in the proposed Ordinance Map from [Q]C2-1 to [Q]C2-1, changing the text of the [Q] Condition.

**Applicant:** City of Los Angeles

**Staff:** Emily Gable, Planning Assistant  
[emily.gable@lacity.org](mailto:emily.gable@lacity.org)  
(213) 978-1342

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

**Thursday, February 22, 2018**

Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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