

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL MINUTES**  
THURSDAY, JANUARY 23, 2020  
VAN NUYS CITY COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:39 a.m. with Commission Vice President Vahid Khorsand and Commissioners, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioner David H. Ambroz was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commission Office Manager and Denise Otero, Commission Office Staff.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince P. Bertoni, Director of Planning, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:  
Commissioner Leung moved to approve the Minutes of Meetings November 21, 2019, December 12, 2019 and December 19, 2019. Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Leung  
Second: Mack  
Ayes: Choe, Khorsand, Millman, Mitchell, Perlman  
Abstain: Padilla-Campos  
Absent: Ambroz

**Vote: 7 – 1**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 5**

**CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**ITEM NO. 06**

**CPC-2008-4953-CU-CUB-DA-ZAA-SPP-SPR-GB-M1**

CEQA: ENV-2008-4950-EIR  
Plan Area: West Los Angeles

Council District: 5 – Koretz  
Last Day to Act: 02-27-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 2025 Avenue of the Stars; 2030 Century Park West;  
1220 West Constellation Boulevard

**IN ATTENDANCE:**

Jivar Afshar, Planning Assistant, Milena Zasadzien, City Planner and Debbie Lawrence, Senior City Planner, representing the Department.

**MOTION:**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

An amendment to the Century Plaza Development Project (Project) Development Agreement Section 3.1.3.2 to change the recipient of certain funds from the California Community Foundation to the City of Los Angeles - Council District 5 Avenue of the Stars Community Amenities Trust Fund.

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 previously certified Environmental Impact Report No. ENV-2008-4950-EIR, certified on August 1, 2012; and pursuant to CEQA

Guidelines, Sections 15162 and 15164, no subsequent EIR or negative declaration is required for approval of the Project;

2. Approve and Recommend that the City Council adopt, pursuant to the Section 65864-65869.5 of the California Government Code and the City implementing procedures, the proposed amendment to the Development Agreement between Next Century Associates LLC and the City of Los Angeles; and
3. Adopt the Findings.

Commissioner Leung seconded the motion and the vote proceeded as follows:

Moved: Perlman  
 Second: Leung  
 Ayes: Choe, Khorsand, Mack, Millman, Mitchell, Padilla-Campos  
 Absent: Ambroz

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

**CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR**

CEQA: ENV-2016-3743-EIR; SCH 2017081039

Plan Area: Hollywood

Council District: 13 – Mitch O’Farrell

Last Day to Act: 01-23-20

**PUBLIC HEARING** – Completed November 6, 2019

**PROJECT SITE:** 1546 North Argyle Avenue and 6224 West Selma Avenue

**IN ATTENDANCE:**

Jason McCrea, Planning Assistant, Mindy Nguyen, City Planner, and Debbie Lawrence, Senior City Planner, representing the Department; Clayton Williams, Applicant and Todd Nelson, representing the Applicant.

**MOTION:**

Commissioner Millman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of a surface parking lot and six commercial buildings totaling 61,816 square feet of floor area, and the development of a new mixed-use building, including 276 dwelling units of which five percent of the permitted base density would be set aside for Very Low Income Households, and up to 27,000 square feet of ground floor commercial space. The Project includes two commercial space options: Option 1 would include 24,000 square feet of retail and/or restaurant space, while Option 2 would include a 27,000 square-foot grocery store. In total, the Project would contain up to 260,250 square feet of floor area on a 48,403 square foot lot, for a Floor Area Ratio (FAR) of 5.4:1. The proposed uses would be located within a seven-story building with a maximum building height of 99 feet.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the EIR No. ENV-2016-3743-EIR (State Clearing House No. 2017081039) which includes the Draft EIR dated April 2019, the Final EIR, dated October 2019, and Erratum dated November 2019, previously certified on November

- 6, 2019; 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 and Recommend that the City Council adopt, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Hollywood Community Plan to re-designate the Site from Commercial Manufacturing to Regional Center Commercial land use;
  3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change and Height District Change from [Q]C4-1VL-SN to (T)(Q)C4-2D-SN to remove an existing "Q" Condition prohibiting residential uses (per Ordinance No. 165,662), and to establish Height District No. 2 to allow for a 4.5:1 FAR;
  4. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus for a 14 percent density bonus to permit a total of 276 dwelling units, of which five percent of the permitted base density would be set aside for Very Low Income Households, in conjunction with Parking Option 1 and one On-Menu Incentive for a 20 percent increase in the maximum allowable FAR from 4.5:1 to 5.4:1;
  5. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within a maximum of three restaurants, or for the sale of a full line of alcoholic beverages for on-site and off-site consumption for a 27,000 square-foot grocery store;
  6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in 276 dwelling units;
  7. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated January 21, 2020; and
  8. Adopt the Findings, as amended by the Commission.

Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Millman  
 Second: Perlman  
 Ayes: Choe, Khorsand, Leung, Mack, Mitchell, Padilla-Campos  
 Absent: Ambroz

**Vote: 8 – 0**

**MOTION PASSED**

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President Millman recessed the meeting at 9:45 a.m. The meeting reconvened at 9:56 a.m. with Commissioners Choe, Khorsand, Leung, Mack, Mitchell, Padilla-Campos and Perlman in attendance.

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**CPC-2017-712-GPA-VZC-HD-VCU-SPR**

CEQA: ENV-2017-713-MND

Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 03-23-20

**PUBLIC HEARING** – Completed on June 22, 2018 and September 13, 2018**PROJECT SITE:** 2005 West James M. Wood Boulevard**IN ATTENDANCE:**

Kevin Golden, City Planner, and Jane Choi, Senior City Planner, representing the Department.

**MOTION:**

Commissioner Millman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new six story hotel above two levels of subterranean parking. The Project would contain 100 guest rooms with kitchens, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property. The Project includes approximately 100 automobile parking spaces, as well as six long-term and six short-term bicycle parking spaces. The Floor Area Ratio (FAR) of the proposed building would be 2.99:1 and the maximum height would be approximately 82 feet. Only the modified General Plan Amendment will be considered at this time.

The scope of the January 23, 2020 hearing before the CPC is limited to the CPC's consideration and recommendation back to City Council regarding the proposed modification to the General Plan Amendment area (to remove the requested Add Area), pursuant to Los Angeles Charter Secs. 555(c) and (d), as well as consideration of the Mitigated Negative Declaration, recirculated on September 12, 2019, and Errata, dated December 2019.

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-2017-713-MND ("Mitigated Negative Declaration" or MND), and Errata dated December 2019, 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 and Errata, dated December 2019, 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 Errata dated December 2019 and the Mitigation Monitoring Program(MMP) prepared for the Mitigated Negative Declaration and Errata, dated December 2019;
2. Approve and Recommend that the City Council adopt, pursuant to Charter Section 555 and LAMC Section 11.5.6 F, a modified General Plan Amendment to the Westlake Community Plan from the Highway Oriented Commercial Land Use Designation to the Community Commercial Land Use Designation to include only the subject property; and
3. Adopt the Findings, as amended by the Commission.

Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Choe

Ayes: Khorsand, Leung, Mack, Mitchell, Padilla-Campos, Perlman

Absent: Ambroz

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 9**

**CPC-2019-4298-DB-SPR-SIP**

CEQA: N/A

Plan Area: Central City

Council District: 14 – Huizar

Last Day to Act: 03-02-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 407 – 413 E. 5<sup>th</sup> Street

**IN ATTENDANCE:**

Hagu Solomon-Cary, City Planner and Jane Choi, Senior City Planner, representing the Department; and Neal Newman, Appellant and Jamie T. Hall, representing the Appellant.

**MOTION:**

Commissioner Millman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of the existing surface parking lot, a one-story commercial building and the construction, use and maintenance of a 150-unit affordable housing project restricted to Low Income Households on a 13,422 square foot site. The proposed project includes an eight-story building with a maximum height of 95-feet, 6-inches, and a total of 63,541 feet of floor area. The Project will provide zero vehicular parking spaces under SB 35, 100 long-term bicycle spaces and 10-short term bicycle spaces and will provide a total of 7,350 square feet of open space including a courtyard, roof decks, private open space, a recreational room and a multi-purpose room.

1. Determine, pursuant to Government Code Section 65913.4, that the project is a Streamlined Infill Project that satisfies all of the objective zoning standards set forth in Government Code Section 65913.4(a) and is therefore subject to the Streamlined Ministerial Approval Process;
2. Determine, that based on the whole of the administrative record, the project is statutorily exempt from CEQA as a ministerial project pursuant to Government Code Section 65913.4 and Public Resource Code Section 21080(b)(1);
3. Approve, pursuant to Government Code Section 65913.4 and Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a ministerial review of the Density Bonus/Affordable Housing Incentive Program to permit the following Off-Menu Incentives for a Housing Development Project totaling 150 dwelling units, reserving all 150 units for Low Income Household occupancy for a period of 55 years:
  - a. An Off-Menu Incentive to increase the maximum allowable floor area ratio by 58 percent to permit a maximum 4.73:1 FAR in lieu of a 3:1 FAR; and
  - b. An Off-Menu Incentive to reduce the minimum amount of usable open space to permit 7,350 square feet in lieu of 15,000 square feet of usable open space;
4. 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 dwelling units;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated January 21, 2020; and
6. Adopt the Findings.

Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Millman  
Second: Khorsand  
Ayes: Choe, Leung, Mack, Mitchell, Padilla-Campos, Perlman  
Absent: Ambroz

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 10**

**AA-2014-4808-PMLA-1A**

CEQA: ENV-2014-4809-MND

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

Council District: 4 – Ryu  
Last Day to Act: 01-23-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 3915 Hollyline Avenue

**IN ATTENDANCE:**

Courtney Schoenwald, City Planner, Michelle Levy, Senior City Planner, and Blake Lamb, Principal City Planner representing the Department.

**MOTION:**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Parcel Map with modifications, if any, stated on the record:

The Project site is 112,968 gross square feet (2.59 acres), and 109,055 net square feet (2.50 net acres) after dedications in the RE40-1-H Zone. The Project is the subdivision of one lot into two lots, to allow for the construction, use, and maintenance of two new single family homes. The two new lots are proposed to be Parcel A with 61,591 gross square feet (59,133 net square feet) and Parcel B with 51,377 gross square feet (49,922 net square feet). The property is currently improved with a basketball/tennis court and swimming pool, but no home remains on the site. The project will require the removal of the existing sport court and pool, and a total of 8,804 cubic yards of grading cut, 2,654 cubic yards of fill, and 6,150 cubic yards of export. The Project proposes the removal of seven protected trees and nine non-native trees; 34 protected trees will be retained onsite.

1. Find, based on the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2014-4809-MND, adopted on November 15, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Grant in part and Deny in part the appeal for the decision of the Deputy Advisory Agency, pursuant to Section 17.53 of the Los Angeles Municipal Code, the approval of a Parcel Map No. AA-2014-4808-PMLA;
3. Adopt the Conditions of Approval, as modified by the Commission; and
4. Adopt the Findings.

Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Perlman  
Seconded: Khorsand  
Ayes: Choe, Leung, Millman, Mitchell

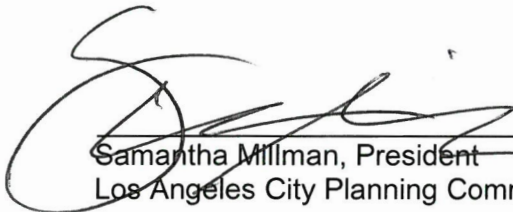
Seconded: Khorsand  
Ayes: Choe, Leung, Millman, Mitchell  
Nays: Mack, Padilla-Campos  
Absent: Ambroz

**Vote: 6 – 2**

**MOTION PASSED**

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There being no further business before the Commission, President Millman adjourned the meeting at 11:22 a.m.



Samantha Millman, President  
Los Angeles City Planning Commission



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Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES  
**MAR 12 2020**  
CITY PLANNING DEPARTMENT  
COMMISSION OFFICE