

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL** MINUTES  
THURSDAY, MAY 14, 2020  
(Via Teleconference)

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.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted telephonically.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa M. Webber, Deputy Director, Tricia Keane, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office staff participation included, Cecilia Lamas, Commission Executive Assistant, Raoul Mendoza, Commission Office Manager, Marcos G. Godoy and Jennifer Edwards, Administrative Clerks.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince P. Bertoni, Director of Planning, announced that the City Planning Department has been conducting online meetings for all Commissions and Boards. On May 1, 2020, Neighborhood Councils began to meet and conduct meetings. The Mayor announced effective July 1, 2020, the City of Los Angeles employees will be furloughed, resulting in a 10 percent decrease in their pay. The City Planning Department is working diligently to minimize impact and still provide constituents the services they require.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:  
Commissioner Perlman moved to approve the Minutes of Meeting April 23, 2020 with corrections stated on the record. Commissioner Millman seconded the motion and the vote proceeded as follows:

Moved: Perlman

Second: Millman

Ayes: Ambroz, Choe, Khorsand, Leung, Mack, Mitchell

**Vote: 9 – 0**

**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**

Several 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. 5a  
CONSENT CALENDAR**

**CPC-2019-7418-DB-SPR**

CEQA: ENV-2019-7420-CE

Plan Area: Northeast Los Angeles

Related Case: AA-2019-7419-PMLA

Council District: 1 – Cedillo

Last Day to Act: 05-28-20

**PUBLIC HEARING** – Completed March 5, 2020

**PROJECT SITE:** 3000 and 3012 – 3030 North Main Street;  
1815 – 1839 North Hancock Street;  
1822 – 1836 North Johnson Street

**IN ATTENDANCE VIA TELECONFERENCE:**

Oliver Netburn, City Planner and Nicholas Hendricks, 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:

Demolition of existing structures with the exception of the on-site relocation of three structures, and the construction, use and maintenance of a new mixed-use development within four buildings with a total of 97 dwelling units (100 percent affordable, exclusive of one manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail. Of the 96 affordable dwelling units, project would include 49 dwelling units for Extremely Low Income Households (HUD 30 percent AMI) and 47 dwelling units for Low Income Households (HUD 60 percent AMI); in addition, among these 96 dwelling units, the project would contain 49 Permanent Supportive Housing (PSH) dwelling units with 20 dwelling units targeted for Transitional Aged Youth, 10 dwelling units targeted for Survivors of Domestic Violence, 19 PSH dwelling units targeted for individuals 55 years of age or older, and 18 Affordable Senior Housing dwelling units prioritizing veterans. The

maximum building heights would range from 27 feet, two-inch to 66 feet. The Project would provide a total of 124 automobile parking spaces and 261 bicycle parking spaces.

1. Determine, based on the whole of the record, the project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15332, Class 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. Approve, pursuant to California Government Code (Gov.) Section 65915 and Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus allow to a maximum of 97 dwelling units in a Mixed-Use Development with the following incentives:
  - a. A Ministerial incentive, pursuant to Gov. Section 65915(f)(3)(D)(ii), permitting no maximum controls on density;
  - b. A Ministerial incentive, pursuant to Gov. Section 65915(p)(4), permitting no minimum vehicular parking for supportive housing units;
  - c. A Ministerial incentive, pursuant to Gov. Section 65915(p)(3)(A), permitting 0.5 parking spaces per dwelling unit other than supportive housing units;
  - d. A Ministerial incentive, pursuant to Gov. Section 65915(d)(2)(D), permitting two additional stories and 21 additional feet, or five stories and 66 feet in lieu of the three stories and 45 feet otherwise permitted in the 1VL Height District;
  - e. An On-Menu incentive to permit averaging of residential parking in the M1 Zone in accordance with LAMC Section 12.17.6 A.7; and
  - f. An Off-Menu incentive to permit a Floor Area Ratio of 3.29 to 1 in the CM Zone in lieu of the otherwise permitted 1.5 to 1 FAR;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in, an increase of 1,000 or more average daily automobile trips;
4. Adopt, the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 11, 2020; and
5. Adopt the Findings as amended by the Commission.

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

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

**Vote: 9 – 0**

**MOTION PASSED**

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#### ITEM NO. 6

**CPC-2017-3251-TDR-MCUP-SPR**

CEQA: ENV-2016-4630-EIR; SCH. No. 2017121047

Plan Area: Central City

Related: VTT-74531-CN and ZA-2017-4845-ZAI

Council District: 14 – Huizar

Last Day to Act: 05-14-20

Continued from: 03-12-20

**PUBLIC HEARING** – Completed January 15, 2020

**PROJECT SITE:** 1033 – 1057 South Olive Street

**IN ATTENDANCE VIA TELECONFERENCE:**

Jason McCrea, Planning Assistant, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner representing the Department; and Alexander Irvine, representing the Applicant.

**MOTION:**

Commissioner Millman moved to continue the item to a date certain of June 25, 2020. Commissioner Ambroz seconded the motion and the vote proceeded as follows:

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

**Vote: 9 – 0**

**MOTION PASSED**

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President Millman announced item nos. 7 and 8 would be heard concurrently as they are related to the same project. A separate motion was called for each item.

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**ITEM NO. 7****VTT-82798-1A**

CEQA: ENV-2019-5597-SE

Plan Area: Wilshire

Related Case: CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR

Council District: 13 – O' Farrell

Last Day to Act: 05-14-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 317 – 345 North Madison Avenue;  
312 – 328 North Juanita Avenue;  
3812 – 3838 Oakwood Avenue

**IN ATTENDANCE VIA TELECONFERENCE:**

Hagu Solomon-Cary, Senior City Planner and May Sirinopwongsagon, City Planner representing the Department; Jim Ries, representing the Applicant; George Kalman, Appellant; and Craig Bullock, representing the office of Councilmember Mitch O' Farrell.

**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:

Merger and re-subdivision of land through a tract map to permit one master ground lot and five air space lots, and a haul route in conjunction with the subdivision request.

1. Determine, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is statutorily exempt from the California Environmental Quality Act (CEQA);
2. Deny the appeal and Sustain the Deputy Advisory Agency's determination dated March 3, 2020 and approve, pursuant to Sections 17.01 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 82798 for the Project;
3. Adopted the Conditions of Approval; and
4. Adopted the Findings.

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

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

**Vote: 9 – 0**

**MOTION PASSED**

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**ITEM NO. 8**

**CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR**

CEQA: ENV-2019-5597-SE; ENV-2020-2497-SCEA

Plan Area: Wilshire

Related Case: VTT-82798-1A

Council District: 13 – O' Farrell

Last Day to Act: 05-14-20

**PUBLIC HEARING** – Completed January 23, 2020

**PROJECT SITE:** 317 – 345 North Madison Avenue;  
312 – 328 North Juanita Avenue;  
3812 – 3838 Oakwood Avenue

**IN ATTENDANCE VIA TELECONFERENCE:**

Hagu Solomon-Cary, Senior City Planner representing the Department; Jim Ries, representing the Applicant; and Craig Bullock, representing the office of Councilmember Mitch O' Farrell.

**MOTION:**

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

Construction, use and maintenance of 454 Permanent Supportive Housing units; 23 restricted to Extremely Low Income, 50 restricted to Very Low Income, 376 restricted to Low Income Households, and five market rate manager's units on a 94,623 square foot site. The proposed project includes five eight-story buildings, including the Northeast, Northwest, Southeast, Southwest-A, and Southwest-B Buildings with maximum building heights ranging from 92 feet to 95 feet, and a total of 247,812 square feet of floor area including a total of 11,772 square feet of resident supportive services space (including 5,700 square feet of case management service area as well as 6,072 square feet of interior open space). The Project will provide 23 vehicular parking spaces located at grade and 251 bicycle spaces; and will provide a total of 36,580 square feet of open space (including interior and exterior open space).

1. Consider and recommend, that the City Council adopt, pursuant to Public Resources Code (PRC), Section 21155.2, the Sustainable Communities Environmental Assessment (SCEA) prepared for the Project, Case No. ENV-2020-2497-SCEA;
2. Determine, the Project is exempt pursuant to PRC Section 21080.27(b)(1) as a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);
3. 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 Wilshire Community Plan for the project site from Limited Industrial to Commercial Manufacturing Land Use Designation;
4. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change from M1-1 to [T][Q]CM-1 and pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k), three Developer Incentives to permit:
  - a. A 20 percent reduction in open space to permit 36,580 square feet of open space in lieu of the 45,725 square feet of open space pursuant to LAMC Section 12.21 G;

- b. A zero-foot step back applied to the front property lines along Madison, Oakwood, and Juanita Avenues, in lieu of the 15-foot step back, as otherwise required by the proposed Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, Development Standards and Design Guidelines in proposed Subarea D.2; and
  - c. RAS3 side yard requirements per LAMC 12.10.5 in lieu of the yard requirements in the underlying CM zone;
5. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, Ordinance 184, 414, to establish Definitions, Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea D.2, Permanent Supportive Housing;
6. Approve with Conditions, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of a the existing commercial buildings, three single-family residential buildings, one surface parking lot and 4 street trees and the construction, use and maintenance of 454 affordable and permanent supportive housing dwelling units with 23 units restricted to Extremely Low Income Household Occupancy, 50 units restricted to Very Low Income Household Occupancy, 376 units restricted to Low Income Households, and five market rate manager's units within Subarea D.2 of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
7. 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;
8. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 13, 2020; and
9. Adopt the Findings.

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

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

**Vote: 9 – 0**

## **MOTION PASSED**

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President Millman announced item nos. 9 and 10 would be heard concurrently as they are related to the same project. A separate motion was called for each item.

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### **ITEM NO. 9**

#### **VTT-74761-1A**

CEQA: ENV-2016-4676-EIR; SCH. NO. 2017061083

Plan Area: Central City

Related Case: CPC-2016-4675-TDR-VCU-MCUP

Council District: 14 – Huizar

Last Day to Act: 05-19-20

## **PUBLIC HEARING HELD**

**PROJECT SITE:** 121 – 147 South Spring Street; 100 – 142 South Broadway;  
202 – 234 West 1st Street; 205 – 221 West 2nd Street

## **IN ATTENDANCE VIA TELECONFERENCE:**

William Lamborn, City Planner, Milena Zasadzien, Senior City Planner, representing the Department; Dale Goldsmith, Mark Spector and Chris Martin representing the Applicant; and Richard Drury, 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:

Merger of a portion of public right-of-way along Broadway and resubdivision of the project site into nine lots for condominium purposes for a mixed-use project containing up to 1,127 residential units and up to 34,572 square feet of new commercial floor area, and a haul route for the export of up to 364,000 cubic yards of soils.

1. Find, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, that the Advisory Agency reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-4676-EIR (State Clearinghouse No. 2017061083), dated March 2019, the Final EIR, dated September 2019, and the Errata, dated March 2020 (Times Mirror Square Project EIR), as well as the whole of the administrative record;

CERTIFY the following:

- a. The Times Mirror Square Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Times Mirror Square Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The Times Mirror Square Project EIR reflects the independent judgment and analysis of the lead agency;

ADOPT the following:

- a. The related and prepared Times Mirror Square Project EIR Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the Times Mirror Square Project EIR;
2. Approve with Conditions, pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 74761, located at 121 – 147 South Spring Street, 100 – 142 South Broadway, 202 – 234 West 1st Street, and 205 – 221 West 2nd Street for the merger of a portion of public right-of-way along Broadway and resubdivision of the project site into nine lots for condominium purposes for a mixed use project containing up to 1,127 residential units and up to 34,572 square feet of new commercial floor area, and a haul route for the export of up to 364,000 cubic yards of soils; and
  3. Adopt the Conditions of Approval, including Staff's Technical Modification dated May 12, 2020; and
  4. Adopt the Findings.

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

Moved: Millman

Second: Perlman

Ayes: Ambroz, Choe, Khorsand, Leung, Mack, Mitchell, Padilla-Campos

**Vote: 9 – 0**

**MOTION PASSED**

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**ITEM NO. 10**

**CPC-2016-4675-TDR-VCU-MCUP**

CEQA: ENV-2016-4676-EIR; SCH No. 2017061083

Plan Area: Central City

Related Case: VTT-74761-1A

Council District: 14 – Huizar

Last Day to Act: 07-17-20

**PUBLIC HEARING** – Completed October 16, 2019

**PROJECT SITE:** 121 – 147 South Spring Street; 100 – 142 South Broadway;  
202 – 234 West 1st Street; 205 – 221 West 2nd Street

**IN ATTENDANCE VIA TELECONFERENCE:**

William Lamborn, City Planner, Milena Zasadzien, Senior City Planner, representing the Department; and Dale Goldsmith, Mark Spector and Chris Martin, representing the Applicant.

**MOTION:**

Commissioner Ambroz moved to continue the item to a date certain of July 9, 2020. Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Ambroz

Second: Perlman

Ayes: Choe, Khorsand, Leung, Mack, Millman, Mitchell, Padilla-Campos

**Vote: 9 – 0**

**MOTION PASSED**

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President Millman announced item nos. 11 and 12 would be heard concurrently as they are related to the same project. A separate motion was called for each item.

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**ITEM NO. 11**

**VTT-74602-1A**

CEQA: ENV-2016-3693-MND

Plan Area: Wilshire

Related Case: CPC-2016-3692-VZC-MCUP-SPR

Council District: 10 – Wesson

Last Day to Act: 05-15-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3432 – 3470 West Wilshire Boulevard;  
659 – 699 South Mariposa Avenue;  
3265 – 3287 West 7<sup>th</sup> Street; 666 – 678 South Irolo Street

**IN ATTENDANCE VIA TELECONFERENCE:**

Iris Wan, City Planner, Jane Choi, Principal City Planner and Christina Toy-Lee, Associate Zoning Administrator representing the Department; Edgar Khalatian, representing the Applicant; Rebecca Davis and Katelyn Scanlan, Appellants; and Jamie Hwang, representing the office of Councilmember Herb Wesson.



**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:

Merger and re-subdivision of six subdivided lots and a non-subdivided remainder, into one ground lot and five airspace lots. Proposed Lot 1 consists of a master ground lot with approximately 316,438 square feet of lot area, proposed Airspace Lot 2 consists of 640 apartment units, proposed Airspace Lot 3 is a commercial lot with an allocation of two commercial condominiums with 2,360 square feet of commercial space, proposed Airspace Lot 4 consists of parking, proposed Airspace Lot 5 consists of an existing five-story parking structure, and proposed Airspace Lot 6 consists of a commercial lot with an allocation of two commercial condominiums with 3,700 square feet of commercial space.

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-2016-3693-MND as circulated on February 6, 2020, ("Mitigated Negative Declaration"), the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find, the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration, the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Deny the appeal and Sustain the Advisory Agency's determination dated March 25, 2020 and approved, pursuant to Sections pursuant to Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. VTT-74602 composed of six lots, located at 3432-3470 West Wilshire Boulevard, 659-699 South Mariposa Avenue, 3265-3287 West 7th Street, and 666-678 South Irolo Street, for a maximum of one master ground lot and five airspace lots for a maximum of 640 apartment units and four commercial condominium units, as shown on revised map stamp dated September 11, 2019, in the Wilshire Community Plan;
3. Adopt the Conditions of Approval;
4. Adopt the Findings.

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At approximately 2:24p.m. President Millman announced Commissioner Padilla-Campos left the teleconference meeting.

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

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

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 12**

**CPC-2016-3692-VZC-MCUP-SPR**

CEQA: ENV-2016-3693-MND

Plan Area: Wilshire

Related Case: VTT-74602-1A

Council District: 10 – Wesson

Last Day to Act: 06-03-20

**PUBLIC HEARING** – Completed March 11, 2020

**PROJECT SITE:** 3432 – 3470 West Wilshire Boulevard;  
659 – 699 South Mariposa Avenue;  
3265 – 3287 West 7<sup>th</sup> Street; 666 – 678 South Irolo Street

**IN ATTENDANCE VIA TELECONFERENCE:**

Iris Wan, City Planner, Jane Choi, Principal City Planner and Christina Toy-Lee, Associate Zoning Administrator representing the Department; Edgar Khalatian, representing the Applicant; and Jamie Hwang, representing the office of Councilmember Herb Wesson.

**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 three-story parking structure; and the construction, use, and maintenance of a 23-story mixed-use building and a 28-story mixed-use building, on top of a podium that is four stories above grade and two stories subterranean. The mixed-use development will include 640 apartment units, 10,738 square feet of commercial floor area, 1,921 vehicular parking spaces (714 residential and 500 commercial spaces, with 707 existing spaces to remain), 500 residential bicycle parking spaces and 1,340 commercial bicycle parking spaces. The proposed maximum floor area ratio would be 4.65:1. The Project proposes to remove 19 non-protected street trees and 24 non-protected trees on-site. The amount of soils removed or exported is approximately 137,000 cubic yards.

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-2016-3693-MND, the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, 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 the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, reflect 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, the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32.Q, a Zone Change from P-2 and PB-2 to (T)(Q)C4-2D;
3. 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 for up to two establishments;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that results in an increase of 50 or more dwelling units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

**Vote: 8 – 0**

**MOTION PASSED**

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At approximately 3:02p.m. President Millman announced Commissioner Choe left the teleconference meeting.

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**ITEM NO. 13**

**CPC-2019-6373-DB-CU-SPR-SIP**

CEQA: N/A

Plan Area: Hollywood

Council District: 13 – O' Farrell

Last Day to Act: 06-09-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 1601-1647 North Las Palmas Avenue

**IN ATTENDANCE VIA TELECONFERENCE:**

James Harris, City Planning Associate, Hagu Solomon-Cary, Senior City Planner and Christina Toy-Lee, Associate Zoning Administrator representing the Department; and Lauren Chang, representing the Applicant.

**MOTION:**

Commissioner Ambroz 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 theater and surface parking lot, the reuse of one existing 5,000 square foot commercial building and the construction, use and maintenance of a mixed-use building consisting of 14,200 square feet of commercial use and 202 dwelling units; 69 units restricted to Low Income Households and 133 market-rate units on a 27,577 square-foot site. The proposed project is seven stories with a maximum height of 101 feet, and a total of 117,200 square feet of floor area. The project will provide zero vehicular parking spaces for residential uses, per SB 35, and 28 off-site commercial vehicle spaces, and 147 on-site bicycle parking spaces; and will provide 17,200 square feet of open space and 51 trees.

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 LAMC Section 12.22 A.25(f)(6), a ministerial review of a Density Bonus/Affordable Housing Incentives Program to permit a 11-percent density bonus and the following On-Menu Incentive for a Housing Development Project totaling 202 dwelling units, reserving 69 units for Low Income Household occupancy for a period of 55 years:
  - a. An On-Menu Incentive to reduce the required Open Space by 20-percent to permit 17,200 square feet in lieu of the 21,500 square feet otherwise required in LAMC 12.21 G.2;
4. Approve, pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.22 A.25(g)(3), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit the

following Off-Menu Incentives and Waivers of Development Standards for a Housing Development Project totaling 202 dwelling units, reserving 69 units for Low Income Household occupancy for a period of 55 years:

- a. An Off-Menu Incentive to permit a 4.25:1 FAR in lieu of the 3:1 FAR otherwise required by the "D" Limitation established by Ordinance 165,657 on the northern most parcel of the site (1645 and 1647 N. Las Palmas Ave.);
  - b. An Off-Menu Incentive to permit a 4.25:1 FAR in lieu of the 2:1 FAR otherwise required by the "D" Limitation established by Ordinance 165,657 on remaining portions of the site (1601-1641 N. Las Palmas Ave.);
  - c. A Waiver of Development Standards to reduce the required westerly side yard setback to zero feet for floors two through seven in lieu of the 10 feet otherwise required in the C4 Zone; and
  - d. A Waiver of Development Standards to reduce the required rear yard setback to zero feet for floors two through seven in lieu of the 19 feet otherwise required in the C4 Zone;
5. Approve, pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for an additional 12-percent density bonus for a total 47-percent Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 202 dwelling units in lieu of 138 base density as otherwise permitted in the C4 Zone;
  6. 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;
  7. Adopt the Conditions of Approval, including Staff's Technical Modification dated May 13, 2020; and
  8. Adopt the Findings.

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

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

**Vote: 7 – 0**

## **MOTION PASSED**

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At approximately 3:23p.m. President Millman announced Commissioner Perlman left the teleconference meeting.

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## **ITEM NO. 14**

### **CPC-2019-6216-VZC-CU-CDP**

CEQA: ENV-2019-6217-CE

Plan Area: Palms – Mar Vista – Del Rey

Related Cases: DIR-2019-3689-CDP; DIR-2018-4427-CDP

Council District: 11 – Bonin

Last Day to Act: 06-30-20

## **PUBLIC HEARING HELD**

**PROJECT SITE:** 4640 – 4660 South Lincoln Boulevard;  
13201 – 13205 West Mindanao Way

## **IN ATTENDANCE VIA TELECONFERENCE:**

Esther Serrato, City Planning Associate, Juliet Oh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Carl Shusterman and Helena Freeman, Appellants; and Tracy Stone, 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:

Replacement of the existing Cedars-Sinai Marina Del Rey Hospital with new acute care hospital facilities, in compliance with the Alfred E. Alquist Hospital Facilities Seismic Safety Act. The Project will be constructed on the existing Cedars-Sinai Marina Del Rey Hospital site (Project Site). To maintain hospital operations, the new replacement hospital building will be constructed on the Project Site prior to the demolition of the existing 96,480 square-foot hospital building (licensed for 133 patient beds).

The Project will construct the following replacement facilities: 1. A nine-story, 258,500 square-foot hospital measuring 191 feet in height and providing a total of 160 patient beds; 2. A new two-story energy center building with approximately 6,000 square feet of floor area and 14,000 square feet of mechanical area, measuring 55 feet in height; 3. An approximately 4,500 square-foot loading dock; 4. A 300 square-foot fire pump building; 5. A medical gas enclosure; and a DWP substation and switchgear enclosure. The Project will also include a comprehensive sign program. The Project will provide a total of 392 automobile parking spaces, with 292 parking spaces located on-site and a total of 100 parking spaces located off-site. A total of 54 long-term and 27 short-term bicycle parking spaces will be provided on-site. The Project will include two (53-foot by 11-foot) temporary mobile imaging trailers on-site that will be used for magnetic resonance imaging (MRI) and computed tomography (CT) scans during construction, and will be removed upon completion of the replacement hospital building.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15302, Class 2, and that 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, pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from [Q]C2-1 and P-1 to (T)(Q)C2-1;
3. Approve, pursuant to LAMC Sections 12.24 T and 12.24 U.14, a Vesting Conditional Use Permit for a Major Development Project that creates more than 100,000 square feet of nonresidential floor area in the C2 Zone;
4. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit authorizing the Proposed Project located within the Single-Permit Jurisdiction of the California Coastal Zone;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 11, 2020; and
6. Adopt the Findings.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 15**

**DIR-2019-2657-DRB-SPP-TOC-1A**

CEQA: ENV-2019-2658-CE

Plan Area: Westwood

Council District: 5 – Koretz

Last Day to Act: 07-01-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 10757, 10757 ½, 10759 West Wilkins Avenue

**IN ATTENDANCE VIA TELECONFERENCE:**

Julia Duncan, Planning Assistant, Elizabeth Gallardo, City Planner, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Jeff Heber, Applicant; and Len Nguyen, representing the office of Councilmember Mike Bonin.

**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 apartment building and garage and the construction of a new five-story, maximum 55-feet in height, 16,803 square foot, multi-family apartment building consisting of ten units over one level of subterranean parking containing 21 automobile stalls. The Project requires a haul route. The Project reserves two of the units for Very Low Income Households.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, 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. Deny the appeal and Sustain the Planning Director's determination dated January 13, 2020 and approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Compliance Review for a project totaling 10 dwelling units, reserving two units for Very Low Income, with the following requested incentives:
  - a. Height. A 22-foot increase in the building height, allowing 55 feet in lieu of the maximum 33 feet otherwise allowed by the [Q]RD1.5-1 Zone and Westwood Community Multi-Family Specific Plan;
  - b. Yard/Setback. A reduction in the required west side yard, allowing 5.6 feet in lieu of the 8-foot side yard setback otherwise required; and
  - c. Open Space. A 25 percent reduction in the open space requirement, allowing 2,625 square feet in lieu of the 3,500 square feet otherwise required;
3. Approve with Conditions, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a new five-story, maximum 55 feet in height, 10-unit apartment building over one level of subterranean parking containing 21 automobile stalls; and
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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At approximately 3:50p.m. President Millman announced Commissioner Mack left the teleconference meeting.

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

Moved: Millman

City Planning Commission

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May 14, 2020

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

**Vote: 5 – 0**

**MOTION PASSED**

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There being no further business before the Commission, President Millman adjourned the meeting at 4:19 p.m.

*Samantha Millman*

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Samantha Millman, President  
Los Angeles City Planning Commission

*Cecilia Lamas*

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Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission

**ADOPTED**

CITY OF LOS ANGELES

**JUN 11 2020**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**