

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 13, 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. 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 via Zoom Video Webinar, telephonically and Live Stream on YouTube.

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, 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, Arthi Varma, Deputy Director, Shana M. M. Bonstin, Deputy Director and Amy Brothers, Deputy City Attorney. Commission Office staff participation included, Raoul Mendoza, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Denise Otero, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Shana M. M. Bonstin, Deputy Director, she provided an update regarding the Hollywood Community Plan and The Downtown Community Plan.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:
Commissioner Choe moved to approve the Minutes of Meetings July 23, 2020. Commissioner Millman seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

President Millman recessed the meeting at 9:11 a.m. The meeting reconvened at 10:12 a.m. with Commissioners Ambroz, Choe, Khorsand, Leung, Mack, Padilla-Campos and Perlman in attendance.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5a
(Consent Calendar)

Item 5a was removed from the consent calendar.

CPC-2019-5010-CUB-CU
CEQA: ENV-2019-5013-CE
Plan Area: Hollywood

Council District: 13 – O’ Farrell
Last Day to Act: 09-14-20

PUBLIC HEARING – Completed July 1, 2020

PROJECT SITE: 5970 – 6000 West Santa Monica Boulevard;
900 North Gower Street; 915 and 1001 North Van Ness Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

May Sirinopwongsagon, City Planner, Deborah Kahen, Senior City Planner, Jane Choi, Principal City Planner representing the Department; and Alfred Faijo, Jr., 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:

Continued operations of the existing 53-acre cemetery, including up to 150 yearly special, community, and cultural events and alcohol service which may occur between the hours of 11:00 a.m. and 2:00 a.m. daily. Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Film screenings and indoor and outdoor concerts held at the Masonic Lodge and Fairbanks Lodge are anticipated to be held between the hours of 6:00 p.m. and 11:00 p.m., while the hours for all other events would vary throughout the day. Daily Cemetery programming

includes memorial services and receptions.

No construction of permanent structures are proposed as part of the Project. All events will utilize existing facilities or temporary structures.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15323, Class 23, 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 Section 12.24 U.2 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit Auditoriums, Stadium, Arenas and like uses in the A1 Zone to allow for the ancillary hosting of a maximum of 150 special events per year in conjunction with the continued operations of the existing 53-acre cemetery;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages (beer, wine, and liquor) for on-site consumption in conjunction with memorial services and receptions and special events held at the cemetery;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical modification dated August 11, 2020; and
5. Adopted the Findings.

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

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

Vote: 8 – 0

President Millman announced item nos. 6 and 7 would be heard concurrently as they are related to the same project.

ITEM NO. 6

VTT-74891-1A

CEQA: ENV-2017-1706-MND;
ENV-2008-3471-EIR; SCH No. 1990011055
Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills
Related Case: DIR-2017-1708-SPP-1A

Council District: 3 – Blumenfield
Last Day to Act: 08-13-20
Continued from: 06-04-20
06-25-20

PUBLIC HEARING HELD

PROJECT SITE: 20920 – 20970 W Warner Center Lane;
20935 – 21051 W Warner Center Lane;
20931 – 21041 W Burbank Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Tim Fargo, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Brad Rosenheim and Jack Reubens, representing the Applicant; Gina Thornburg, Appellant; and Mitchell Tsai, representing Southwest Regional Council of Carpenters, second Appellant; and Elizabeth Ene representing the office of Councilmember Bob Blumenfield.

President Millman recessed the meeting at 1:32 p.m. The meeting reconvened at 1:37 p.m. with Commissioners Ambroz, Choe, Khorsand, Leung, Mack, Padilla-Campos and Perlman in attendance.

ITEM NO. 7

DIR-2017-1708-SPP-1A

CEQA: ENV-2017-1706-MND;
ENV-2008-3471-EIR; SCH No. 1990011055
Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills
Related Case: VTT-74891-1A

Council District: 3 – Blumenfield
Last Day to Act: 08-13-20
Continued from: 06-04-20
06-25-20

PUBLIC HEARING HELD

PROJECT SITE: 20920 – 20970 W Warner Center Lane;
20935 – 21051 W Warner Center Lane;
20931 – 21041 W Burbank Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Tim Fargo, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Brad Rosenheim and Jack Reubens, representing the Applicant; Gina Thornburg, Appellant; and Mitchell Tsai, representing Southwest Regional Council of Carpenters, second Appellant; and Elizabeth Ene representing the office of Councilmember Bob Blumenfield.

President Millman announced item 8 would be taken out of order before deliberation for item nos. 6 and 7.

President Millman announced Commissioner Ambroz left the teleconference meeting at approximately 1:57 p.m.

ITEM NO. 8

CPC-2019-4639-CU-DB-SPE-SPP-MCUP-DD-SPR-PHP

CEQA: ENV-2015-2448-EIR-ADD1-ADD2
Plan Area: Hollywood
Related Cases: ZA-2015-2903-DB-MCUP-SPE-SPP-SPR;
ENV-2015-2448-EIR

Council District: 13 – O’Farrell
Last Day to Act: 08-31-20

PUBLIC HEARING – Completed July 9, 2020

PROJECT SITE: 5509 – 5529 West Sunset Boulevard;
1505 – 1535 North Western Avenue; 5518 West Harold Way

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Paul Caporaso, Planning Assistant, Mindy Nguyen, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner representing the Department; and Dan Withee, 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 an existing commercial/retail building with associated surface parking, and the construction, use, and maintenance of an eight-story, mixed-use building containing 412 residential dwelling units, including 61 units set aside for Very Low Income households, a maximum of 33,569 square feet of ground floor commercial uses, and three levels of subterranean parking. The Project would be comprised of 431,313 square feet of floor area on a 2.22-acre site, for a total maximum floor area ratio (FAR) of approximately 4.5:1, with a maximum building height of 95 feet.

1. Find, based on whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2015-2488-EIR, certified on May 3, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and Addenda, dated May 2020 and July 2020, that no major revisions of the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project.
2. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a density increase greater than the maximum permitted per LAMC Section 12.22 A.25, for a 70 percent increase over the entire Project Site, in order to permit 412 dwelling units, in lieu of the otherwise maximum permitted 329 units, in exchange for setting aside 25 percent of the base density, or 61 units, for Very Low Income Households;
3. Approve, pursuant to LAMC Section 12.22 A.25, a 35 percent Density Bonus, in exchange for setting aside 25 percent of the base permitted density, or 61 units, for Very Low Income households, in conjunction with Parking Option 1 and the following Off-Menu Incentives:
 - a. A Floor Area Ratio (FAR) of 4.5:1 in lieu of the otherwise maximum permitted FAR of 3:1 permitted for a mixed-use project within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan Transit Oriented District (SNAP) Specific Plan;
 - b. Elimination of the East/West pedestrian thoroughway required per Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan; and
 - c. A building height of 95 feet, in lieu of the otherwise maximum permitted height of 75 feet for mixed-use projects within Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan;
4. Approve, pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception from Section 9.E.3 of the Vermont/Western SNAP Specific Plan to permit 169 commercial parking spaces, in lieu of the otherwise permitted maximum of 67 commercial parking spaces;
5. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of an existing commercial/retail building with surface parking, and the construction, use, and maintenance of a mixed-use commercial and residential building, a maximum of 95 feet in height, with a maximum of 412 dwelling units and 33,569 square feet of commercial floor area within Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan;
6. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption at two restaurant establishments, and on- and off-site sale at one grocery store establishment;
7. Approve, pursuant to LAMC Section 12.21 G.3, a Director's Decision to permit the planting of 72 on-site trees, in lieu of the otherwise required 103 on-site trees, in conjunction with the payment of an in-lieu fee for the remaining required 31 on-site trees, in accordance with Ordinance No. 185573;
8. Approve, pursuant to LAMC Section 16.05 a Site Plan Review for the demolition of an existing commercial/retail building with surface parking, and the construction, use, and maintenance of a mixed-use commercial and residential building, comprised of 412 dwelling units, a maximum of 35,694 square feet of commercial floor area, with a maximum height of 95 feet;
9. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical modification dated August 11, 2020; and
10. Adopt the Findings.

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

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

Vote: 7 – 0

President Millman re-opened item nos. 6 and 7 for deliberation.

President Millman announced Commissioner Ambroz rejoined the teleconference meeting at approximately 2:31 p.m.

ITEM NO. 6

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 340,339 square feet of 12 one- two- and three-story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications. At the conclusion of Phase 8, there will be spread across 10 buildings on eight new lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS).

1. Find, pursuant to CEQA Guidelines Sections 15168(c)(1) and 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-1706-MND, as circulated on December 19, 2019 ("Mitigated Negative Declaration"), the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055 certified on October 23, 2013 ("Warner Center PEIR") and all comments received, with the imposition of mitigation measures included in the Mitigated Negative Declaration and applicable mitigation measures included in the Warner Center PEIR, there is no substantial evidence that the project will have any significant effects on the environment that were not examined in the Warner Center PEIR; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures included in the Mitigated Negative Declaration and the applicable mitigation measures included in the Warner Center PEIR have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Grant the appeal in part and deny the appeal in part of Michael Adler, sustain the Planning Director's Determination dated March 23, 2020;
3. Deny the appeal of Mitchell M. Tsai (Southwest Regional Council of Carpenters) and sustain the Planning Director's Determination dated March 23, 2020;

4. Deny the appeal of Gina K. Thornburg (Coalition for Valley Neighborhoods) and sustain the Planning Director's Determination dated March 23, 2020;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated August 11, 2020; and
6. Adopt the Findings.

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

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

Vote: 8 – 0

ITEM NO. 7

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 340,339 square feet of 12 one- two- and three-story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications. At the conclusion of Phase 8, there will be spread across 10 buildings on eight (8) new lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS).

1. Find, pursuant to CEQA Guidelines Sections 15168(c)(1) and 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-1706-MND, as circulated on December 19, 2019 ("Mitigated Negative Declaration"), the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055 certified on October 23, 2013 ("Warner Center PEIR") and all comments received, with the imposition of mitigation measures included in the Mitigated Negative Declaration and applicable mitigation measures included in the Warner Center PEIR, there is no substantial evidence that the project will have any significant effects on the environment that were not examined in the Warner Center PEIR; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures included in the Mitigated Negative Declaration and the applicable mitigation measures included in the Warner Center PEIR have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Grant the appeal in part and deny the appeal in part of Michael Adler, sustain the Planning Director's Determination dated March 23, 2020;
3. Deny the appeal of Mitchell M. Tsai (Southwest Regional Council of Carpenters) and sustain the Planning Director's Determination dated March 23, 2020;
4. Deny the appeal of Gina K. Thornburg (Coalition for Valley Neighborhoods) and sustain the Planning Director's Determination dated March 23, 2020;

5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated August 11, 2020; and
6. Adopt the Findings.

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

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

Vote: 8 – 0

President Millman announced Commissioner Ambroz left the teleconference meeting at approximately 2:44 p.m.

President Millman announced Commissioner Perlman left the teleconference meeting at approximately 3:01 p.m.

ITEM NO. 9

DIR-2019-6048-TOC-SPR-WDI-1A
CEQA: ENV-2016-273-MND-REC1
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo
Last Day to Act: 08-23-20

PUBLIC HEARING HELD

PROJECT SITE: 135 – 153 West Avenue 34; 3401 – 3437 North Pasadena Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Oliver Netburn, City Planner and Nicholas Hendricks, Senior City Planner representing the Department; Andrew Brady, representing the Applicant; and Michael Hayden representing the Appellant and Patricia Camacho, Appellant.

MOTION:

Commissioner Millman moved to continue the item to a date certain of August 27, 2020. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 5:23 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 24 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**