

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 24, 2022 REGULAR MEETING
(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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the City Planning Commission’s February 24, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Millman called the meeting to order at 8:30 a.m. with Commission Vice President Caroline Choe and Commissioners Helen Campbell, Jenna Hornstock, Helen Leung, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Deputy Director, Donna Wong, Deputy City Attorney. Commission Office Staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Denise Otero, Administrative Clerks.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

One speaker addressed the Commission during Item No. 1.

MOTION:

Commissioner Perlman moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Campbell, Hornstock, Leung, López-Ledesma, Mack, Millman, Dake Wilson

Vote: 9 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, provided an update regarding the Housing Element.
- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Dake Wilson moved to approve the Meeting Minutes of January 27, 2022.
Commissioner Campbell seconded the motion and the vote proceeded as follows:

Moved: Dake Wilson

Second: Campbell

Ayes: Choe, Hornstock, Leung, López-Ledesma, Mack, Millman, Perlman

Vote: 9 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

CONSENT CALENDAR

There were no items on the consent calendar.

Commission President Millman announced that Item No. 14 would be taken out of order.

ITEM NO. 14

CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP

CEQA: ENV-2018-6667-SE

Plan Area: Venice

Related Case: VTT-82288-1A;

CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP-1A

Council District: 11 – Bonin

****Last Day to Act: 04-03-22**

PUBLIC HEARING HELD

PROJECT SITE: 2102 – 2120 South Pacific Avenue; 116 – 302 East North Venice Boulevard;
2106 – 2116 South Canal Street; 319 East South Venice Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Ira Brown, City Planning Associate and Juliet Oh, Senior City Planner representing the Department; and Rebecca Dennison, Applicant.

MOTION:

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

An amendment to the Venice Community Plan and Venice Land Use Plan (LUP) to redesignate Open Space and Low Medium II Residential land to Neighborhood Commercial use, as part of the approval of a Permanent Supportive Housing Project that will construct 140 residential units. The amendment includes new policies in the Venice LUP to create a new Subarea A, policies for the development of Supportive Housing Projects, and updates the Map Exhibits in the LUP to include Subarea A.

On February 2, 2022, the City Council adopted a Motion to rescind its December 1, 2021 adoption of the Resolution to amend the Venice Community Plan and Venice Land Use Plan (Council File No. 21-0829-S1), due to an error that referenced an incorrect set of map exhibits associated with the Resolution, and to reconsider the matter to amend the Resolution recommended by the City Planning Commission and correct the error. The amended Resolution consists of changes to remove Exhibits 11b Height and 15 Buffer/Setback and include the correct set of exhibits to the Venice Land Use Plan (Exhibits 2a Venice Coastal Zone, 2b Venice Coastal Zone, 5b Subarea North Venice and Venice Canals, 10b Land Use Plan (Map) North Venice and Venice Canals, 14b Height Subarea North Venice and Venice Canals and 17a Coastal Access Map).

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section 21080.27(b)(1); and
2. Approve and Recommend, that the City Council approve, pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Venice Community Plan and the certified Venice Local Coastal Program Land Use Plan (LUP) to correct the Resolution map exhibits.

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

Moved: Perlman

Second: Hornstock

Ayes: Campbell, Choe, Leung, López-Ledesma, Mack, Millman, Dake Wilson

Vote: 9 – 0

MOTION PASSED

At approximately 9:47 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 9:50 a.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

Commission President Millman announced that Item Nos. 7, 8, 9 and 10 would be heard concurrently, but separate motions would be taken.

ITEM NO. 7

CPC-2018-6693-GPA-SP-SPP

CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046

Plan Area: Central City

Related Cases: VTT-82421; ZA-2009-3289-PAB-PA1;

ZA-2016-1381-PAB-PA1; DIR-2008-2279-SPP-M3

Council District: 9 – Price, Jr.; 14 – de León

**Last Day to Act: 03-18-22

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: Los Angeles Sports and Entertainment District (LASED)
Hotel and Conference Center Expansion Development Site (Development Sites 1, 1a, 1b of the LASED): 1005 – 1015 West Chick Hearn Court;
1015 South Georgia Street; 1000 West Olympic Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

William Lamborn, City Planner and Milena Zasadzien, Senior City Planner representing the Department; David Goldberg, representing the Applicant; and Sherilyn Correa on behalf of Council District 9 representing Councilmember Curren D. Price, Jr.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications and Amendments as stated on the record:

The JW Marriott Hotel and Conference Center Expansion Project involves the construction and operation of a 37-story hotel tower with 861 guest rooms and 9,900 square feet of ground-floor hotel-related retail and restaurant uses, and a five-story podium with a 228,200-square-foot conference center and with parking, all above three subterranean levels of parking and ancillary hotel uses on the southern 3.1-acre portion (Development Sites 1a and 1b of the LASED) of a 6.5-acre lot (Development Sites 1, 1a, 1b of the LASED). The Hotel and Conference Center Expansion Project would require the partial demolition and structural alterations to the existing on-site Olympic West Parking Structure, the removal of existing freeway-facing signage, installation of new signage, and up to two new pedestrian bridges over a private drive connecting the existing conference center with the conference center expansion.

In order to develop the Hotel and Conference Center Expansion Project, LASED Specific Plan amendments are requested, including: (1) permitting hotel uses on Development Sites 1a and 1b; (2) converting 231,564 square feet of office floor area permitted within Development Site 12 to 851 hotel guest rooms in accordance with the Specific Plan; (3) removing 10 hotel guest rooms in the existing JW Marriott Hotel on Development Site 2 and transferring those rooms to the Hotel and Conference Center Expansion; (4) reallocating an additional 332,136 square feet of office floor area from Development Site 12 to hotel floor area in accordance with the Specific Plan and allocating 14,700 square feet of Convention Center Expansion Use floor area to the Hotel Expansion; (5) increasing the maximum allowable tower height in the Olympic West Subarea (Development Sites 1a and 1b) from 150 feet to 420 feet above existing grade; (6) reducing parking requirements for the Olympic West and Olympic East Subareas, as well as Crypto.com Arena; (7) modifying certain signage provisions; (8) modifying a limited number of LASED Specific Plan development standards and procedures; and (9) modifying standards for a street vacation for the Eleventh Street Pedestrian Area (Chick Hearn Court between Figueroa Street and Georgia Street).

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact

Report No. ENV-2000-3577-EIR, certified in September 2001; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum and Joint Analysis, dated December 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;

2. Approve and Recommend that the Mayor and 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 redesignate the portion of Chick Hearn Court, between Figueroa Street to Georgia Street, from a Modified Collector Street to a Local Street designation;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the LASED Specific Plan (Ordinance No. 174,224);
4. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to construct Convention Center Expansion Uses, including a hotel and conference center, on Development Sites 1a and 1b within the LASED, including a Transfer of Floor Area from Development Site 12 to Development Site 1a, an Equivalency Transfer of permitted Office floor area to Hotel guest rooms, and a 10 percent reduction in required parking for the Project and all existing uses within the Olympic West and Olympic East Subareas, as well as Crypto.com Arena;
5. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated February 22, 2022; and
6. Adopt the Findings, as Amended by the Commission.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Choe
Ayes: Campbell, Hornstock, Leung, López-Ledesma, Mack, Perlman
Nays: Dake Wilson

Vote: 8 – 1

MOTION PASSED

ITEM NO. 8

ZA-2009-3289-PAB-PA1

CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046

Plan Area: Central City

Related Cases: VTT-82421; ZA-2016-1381-PAB-PA1;

DIR-2008-2279-SPP-M3; CPC-2018-6693-GPA-SP-SPP

Council District: 9 – Price, Jr.

****Last Day to Act: 03-18-22**

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1005 – 1015 West Chick Hearn Court

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

William Lamborn, City Planner and Milena Zasadzien, Senior City Planner representing the Department; David Goldberg, representing the Applicant; and Sherilyn Correa on behalf of Council District 9 representing Councilmember Curren D. Price, Jr.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

A Plan Approval to expand the Alcohol Use Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at the JW Marriott/Ritz Carlton Hotel to include the new hotel tower and expanded conference facilities in conjunction with the construction and operation of a 37-story hotel tower with 861 guest rooms and 9,900 square feet of ground-floor hotel-related retail and restaurant uses,

and a five-story podium with a 228,200-square-foot conference center.

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-2000-3577-EIR (SCH No. 2000091046), certified in September 2001; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum and Joint Analysis, dated December 2021, that no major revisions to 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 M of the Los Angeles Municipal Code and Section 12 of the LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at the JW Marriott/Ritz Carlton Hotel to include the new hotel tower and expanded conference facilities;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Millman

Second: Perlman

Ayes: Campbell, Choe, Hornstock, Leung, López-Ledesma, Mack, Dake Wilson

Vote: 9 – 0

MOTION PASSED

ITEM NO. 9

ZA-2016-1381-PAB-PA1

CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046

Plan Area: Central City

Related Cases: VTT-82421; ZA-2009-3289-PAB-PA1;

DIR-2008-2279-SPP-M3; CPC-2018-6693-GPA-SP-SPP

Council District: 9 – Price, Jr.

**Last Day to Act: 03-18-22

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1000 West Olympic Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

William Lamborn, City Planner and Milena Zasadzien, Senior City Planner representing the Department; David Goldberg, representing the Applicant; and Sherilyn Correa on behalf of Council District 9 representing Councilmember Curren D. Price, Jr.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

A Plan Approval to expand the Alcohol Use Approval at Regal Cinemas at LA Live from the sale and dispensing of beer and wine for on-site consumption to the sale and dispensing of a full line of alcoholic beverages for on-site consumption.

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-2000-3577-EIR (SCH No. 2000091046), certified in September 2001; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum and Joint Analysis, dated December 2021, that no major revisions to 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 M of the Los Angeles Municipal Code and Section 12 of the LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval at Regal Cinemas at LA Live from the sale and dispensing of beer and wine for on-site consumption to the sale and dispensing of a full line of alcoholic beverages for on-site consumption;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Millman
 Second: Mack
 Ayes: Campbell, Choe, Hornstock, Leung, López-Ledesma, Perlman, Dake Wilson

Vote: 9 – 0

MOTION PASSED

ITEM NO. 10

DIR-2008-2279-SPP-M3

CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046

Plan Area: Central City

Related Cases: VTT-82421; ZA-2009-3289-PAB-PA1;

ZA-2016-1381-PAB-PA1; CPC-2018-6693-GPA-SP-SPP

Council District: 9 – Price, Jr.

**Last Day to Act: 03-18-22

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1011 South Figueroa Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

William Lamborn, City Planner and Milena Zasadzien, Senior City Planner representing the Department; David Goldberg, representing the Applicant; and Sherilyn Correa on behalf of Council District 9 representing Councilmember Curren D. Price, Jr.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications and Amendments as stated on the record:

A Modification of a Specific Plan Sign Application Compliance for the conversion of a wall sign (Sign A9/A10) to an Electronic Message Display on the northeast corner of Building A (1011 S. Figueroa Street).

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. ENV-2000-3577-EIR (SCH No. 200091046), certified in September 2001; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum and Joint Analysis, dated December 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;
2. Approve, pursuant to Section 11.5.7 D of the Los Angeles Municipal Code and Section 16 of the LASED Specific Plan, a Modification of a Specific Plan Sign Application Compliance for the conversion of a wall sign (Sign A9/A10) to an Electronic Message Display on the northeast corner of Building A (1011 South Figueroa Street);
3. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated February 22, 2022; and
4. Adopt the Findings, as Amended by the Commission.

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

Moved: Millman
Second: Hornstock
Ayes: Campbell, Choe, Leung, Mack
Nays: López-Ledesma, Perlman, Dake Wilson

Vote: 6 – 3

MOTION PASSED

At approximately 12:04 p.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 12:10 p.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

ITEM NO. 11

CPC-2019-4572-GPA-VZC-HD-SP-SN

CEQA:ENV-2011-0585-EIR-ADD1; SCH No. 2011031049
Plan Area: Central City

Council District: 9 – Price, Jr.

****Last Day to Act: 03-18-22**

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1201 South Figueroa Street (1111 – 1301 South Figueroa Street;
1206 West Pico Boulevard; 1211 West Pico Boulevard;
1260 South LA Live Way; 740 – 1110 Chick Hearn Court;
751 West 12th Street; Assessor Parcel Number (APN)
5138016908, and APN 5138016909)

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

William Lamborn, City Planner and Milena Zasadzien, Senior City Planner representing the Department;
and Doane Liu, Scott Capstack representing the Applicant.

At approximately 1:50 p.m. Commissioner Hornstock left the Zoom webinar/teleconference meeting.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

The Convention Center Expansion and Modernization Project (Project) involves a 700,000 square-foot expansion of the Los Angeles Convention Center, modernization of the existing Convention Center buildings and campus, and other improvements. The Project would involve the construction and operation of a New Hall building which would connect the existing South and West Halls over Pico Boulevard. The New Hall building would be comprised of a new exhibit hall; meeting rooms; a multi-purpose hall; and pre-function/lobby, support, and food service spaces. The New Hall building height would vary from 92 feet to a maximum of 150 feet, which would not exceed the height of the existing 165-foot South Hall Lobby Tower. The Project would also include the renovation of the existing Concourse Building and South Hall, as well as the partial demolition of the South Hall to connect to the New Hall building. Other improvements include: 1) construction of a new West Hall lobby, which may include an elevated pedestrian bridge linking the lobby to the adjacent off-site JW Marriott Hotel Expansion 2) renovation of Gilbert Lindsay Plaza; 3)

development of Pico Passage, where portions of the New Hall would be constructed above Pico Boulevard; 4) demolition of the existing Bond Street surface lot and construction of a new parking garage at Bond Street, with an elevated driveway bridge connecting to the existing Cherry Street garage; 5) additional landscape, streetscape and circulation improvements; and 6) implementation of a comprehensive signage program. No physical changes are proposed for the on-site Crypto.com Arena building. The expansion combined with existing on-site development would result in a total of up to 3,050,000 square feet of floor area on the 68-acre site.

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 Convention and Event Center Project Environmental Impact Report EIR No. ENV-2011-0585-EIR, certified in October 2012; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum and Joint Analysis, dated December 2021, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;
2. Approve and Recommend that the Mayor and City Council adopt, pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a City-initiated General Plan Amendment to the Central City Community Plan to modify Footnote No. 15 to identify the Convention Center and Arena (CCA) Zone as a corresponding zone to the Public Facilities General Plan Land Use designations;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 Q, a Vesting Zone Change and Height District Change from PF-4D-O and C2-4D-O to CCA-O-SN in connection with the Convention Center and Arena Specific Plan (formerly the Convention and Event Center Specific Plan);
4. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 11.5.7 G, an Amendment to the Convention and Event Center Specific Plan (Ordinance No. 182,282) which is to be renamed Convention Center and Arena Specific Plan;
5. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 S, an Amendment to the Convention and Event Center Sign District (Ordinance No.182,281), which is to be renamed Convention Center and Arena Sign District; and
6. Adopt the Findings.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Choe
Ayes: Campbell, Dake Wilson, Leung, López-Ledesma, Mack
Nays: Perlman
Absent: Hornstock

Vote: 7 – 1

MOTION PASSED

At approximately 1:53 p.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 2:00 p.m. with Commission Vice President Choe and Commissioners Campbell, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

Commission President Millman announced that Item Nos. 12 and 13 would be heard concurrently, but separate motions would be taken.

ITEM NO. 12

VTT-80315-1A

CEQA: ENV-2018-177-EIR; SCH No. 2018051043

Plan Area: Central City North

Related Case: CPC-2018-176-DB-BL-VCU-CU-MCUP-DD-SPR

Council District: 1 – Cedillo

****Last Day to Act: 02-24-22**

PUBLIC HEARING HELD

PROJECT SITE: 1111 – 1115 West Sunset Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Kathleen King, City Planner and Milena Zasadzien, Senior City Planner representing the Department; Jim Ries and Bill Delvac, representing the Applicant; and Gerald Gubatan on behalf of Council District 1 representing Councilmember Gil Cedillo.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Amendments as stated on the record:

Merger and resubdivision of an approximately six-acre site into one master lot and 17 airspace lots, including merging portions of Beaudry Street (3,290 square feet) and the Beaudry pedestrian triangle (3,808 square feet); and a Haul Route for the export of up to 472,000 cubic yards of soil.

1. Find that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2018-177-EIR (SCH No. 2018051043), dated March 2021, the Final EIR, dated November 2021, and the Erratum dated December 2021 and January 2022 (1111 Sunset Project EIR), as well as the whole of the administrative record;
CERTIFY the following:
 - a. The 1111 Sunset Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The 1111 Sunset Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
 - c. The 1111 Sunset Project EIR reflects the independent judgement and analysis of the lead agency;ADOPT the following:
 - a. The related and prepared 1111 Sunset Project modified EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the 1111 Sunset Project EIR;
2. Deny the appeal and sustain the decision of the Advisory Agency dated January 7, 2022;
3. Approve with Conditions, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 80315, (stamped map, dated January 31, 2022) for the merger and resubdivision of an approximately six-acre site into one master lot and 17 airspace lots, including merging portions of Beaudry Street (3,290 square feet) and the Beaudry pedestrian triangle (3,808 square feet); and a Haul Route for the export of up to 472,000 cubic yards of soil.
4. Adopt the Conditions of Approval;
5. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated February 23, 2022.

Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Dake Wilson
Ayes: Campbell, Choe, Leung, López-Ledesma, Mack, Perlman
Absent: Hornstock

Vote: 8 – 0

MOTION PASSED

ITEM NO. 13

CPC-2018-176-DB-BL-VCU-CU-MCUP-DD-SPR

CEQA: ENV-2018-177-EIR; SCH No. 2018051043

Plan Area: Central City North

Related Case: VTT-80315-1A

Council District: 1 – Cedillo

PROJECT SITE: 1111 – 1115 West Sunset Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Kathleen King, City Planner and Milena Zasadzien, Senior City Planner representing the Department; Jim Ries and Bill Delvac, representing the Applicant; and Gerald Gubatan on behalf of Council District 1 representing Councilmember Gil Cedillo.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications and Amendments as stated on the record:

The 1111 Sunset Project (Project) is a multi-building, mixed use development with up to 1,019,034 square feet of new floor area on an approximate 6.19 acre site, with a maximum of 994,982 square feet of habitable floor area. The Project proposes two development scenarios: The Mixed-Use Development Scenario and the No-Hotel Development Scenario. Under the Mixed-Use Development Scenario, up to 737 residential units (including up to 76 Very Low-Income units), 180 hotel guest rooms, 48,000 square feet of office, and 95,000 square feet of general commercial floor area would be constructed. Under the No-Hotel Development Scenario, up to 827 residential units (including up to 76 Very Low-Income Units), 48,000 square feet of office, and 95,000 square feet of general commercial floor area would be constructed. The additional 90 residential units under the No-Hotel Development Scenario would replace the 180 hotel guest rooms proposed under the Mixed-Use Development Scenario and would be located in the same building. Under either scenario, the proposed uses would be built within four primary structures above a screened six-level parking podium, which would be partially below grade and partially above grade, including two residential towers (Tower A and Tower B), a hotel/residential tower (the Sunset Building), and a commercial building that could include office, retail, restaurant, and parking uses (the Courtyard Building). Separate from the primary structures, three low-rise, non-residential structures would be oriented towards Sunset Boulevard and Beaudry Avenue. In addition, a portion of the proposed residential uses would be located in low-rise residential buildings (not part of Towers A and B) dispersed throughout the eastern and southern portions of the Project Site around the base of Towers A and B. The existing Elysian apartment building, which is located on the Project Site, would remain, is not part of the Project and its surface parking would be relocated with a newly constructed parking facility. The Project also includes the removal of four existing vacant buildings comprising approximately 114,600 square feet of floor area.

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 previously certified 1111 Sunset Project Environmental Impact Report No. ENV-2018-177-EIR, SCH No. 2018051043 certified on February 24, 2022; 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, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, reserving at least 11 percent of the Project's base density units for Very Low-Income households, for a period of 55 years, seeking the following incentives and waiver:

- a. An Off-Menu Incentive to allow for a portion of over-dedicated public-right-of-way areas along Sunset Boulevard and Beaudry Avenue (approximately 3,373 square feet) to be counted towards the Site's lot area and permitted density;
 - b. An Off-Menu Incentive to permit an approximately 40 percent increase in the maximum allowable floor area ratio (FAR) from 3:1 to 4.19:1, for a total of 1,129,370 square feet, of which 110,336 square feet is allotted to the existing Elysian apartment building; and
 - c. A Waiver of Development Standards to permit a zero-foot building separation between the Elysian Parking Garage building and the 1111 Sunset Project, in lieu of the 114-foot building separation as required by LAMC Section 12.21 C.2(a);
3. Approve and Recommend that the Mayor and City Council adopt, pursuant to LAMC Section 12.32 R, a Building Line Removal of a variable building line along Beaudry Avenue, established under Ordinance No. 101,106;
 4. Approve, pursuant to LAMC Section 12.24 T and 12.24 W.24, a Vesting Conditional Use Permit to allow a hotel use within 500 feet of a R Zone (for the Mixed-Use Development Scenario);
 5. Dismiss, pursuant to LAMC Section 12.24 U.14, a Conditional Use Permit for a Major Development Project for the construction of 100,000 square feet or more (for the Mixed-Use Development Scenario or No-Hotel Development Scenario) of nonresidential floor area and up to 180 hotel guests rooms (for the Mixed Use Development Scenario) in the C2 Zone;
 6. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 13 commercial establishments (for the Mixed-Use Development Scenario and No-Hotel Development Scenario) and the hotel with one or more operators for the hotel (for the Mixed-Use Development Scenario);
 7. Approve, pursuant to LAMC Section 12.21 G.3, a Director's Decision to permit 262 trees in lieu of the 293 trees for the Mixed-Use Development Scenario and 262 trees in lieu of the 315 trees for the No-Hotel Development Scenario;
 8. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or hotel guest rooms and over 50,000 square feet of commercial floor area;
 9. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated February 23, 2022; and
 10. Adopt the Findings, as Amended by the Commission.

Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

Moved: Millman
 Second: Dake Wilson
 Ayes: Campbell, Choe, Leung, López-Ledesma, Mack, Perlman
 Absent: Hornstock

Vote: 8 – 0

MOTION PASSED

ITEM NO. 15

DIR-2020-1006-TOC-HCA-1A

CEQA: ENV-2020-1007-CE

Plan Area: Silverlake – Echo Park – Elysian Valley

Council District: 13 – O'Farrell

****Last Day to Act: 02-24-22**

PUBLIC HEARING HELD

PROJECT SITE: 1451,1449, 1451 ½ North Echo Park Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Renata Ooms, City Planner and Heather Bleemers, Senior City Planner representing the Department: Matthew Hayden, representing the Applicant; and Carlos Torres, representing the Appellant.

MOTION:

Commissioner Dake Wilson moved to put forth the actions below in conjunction with approval of the following Project with Modifications and Amendments as stated on the record:

Demolition of an existing two-story triplex, and the construction, use, and maintenance of a new mixed-use building with 27 dwelling units over 210 square feet of ground floor commercial space. Two units are reserved for Very Low-Income Households, and one is reserved for Extremely Low-Income Households. The building is 56-feet in height and four stories plus one mezzanine level. Parking is located at-grade and within one subterranean level. The proposed building will encompass approximately 14,449 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 1.9 to 1. The Project proposes to provide 23 residential automobile parking spaces and one commercial parking space for a total of 24 automobile parking spaces. Additionally, the project proposes 29 long-term bicycle parking and five short-term bicycle parking spaces. A total of 3,610 square feet of open space will be provided on a roof patio. The Project will maintain a zero-foot front yard, five-foot side yards, and a zero-yard rear yard at the ground floor and a 16-foot rear yard at the upper levels.

1. Determine, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (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 in part and grant the appeal in part and sustain the Planning Director's determination letter dated August 17, 2021;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, up to 50 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two incentives for a qualifying Tier 1 (Tier 2 utilizing Tier 1 Incentives) project totaling 27 dwelling units, including one unit reserved for Extremely Low Income (ELI) Household occupancy and two units reserved for Very Low Income (VLI) Household occupancy, for a period of 55 years;
 - a. Yards/Setbacks. Utilization of RAS3 Zone yards allowing for five-foot setbacks in both side yards and a 15-foot rear yard setback in lieu of the 7-foot side yard and 16-foot rear yard requirements of the C2 Zone; and
 - b. Height. A height increase of 11 feet and one-story to permit a maximum building height of 56 feet and four stories in lieu of the maximum 45 feet and three stories otherwise permitted in the C2-1VL Zone;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

Moved: Dake Wilson
Second: Perlman
Ayes: Campbell, Choe, Leung, López-Ledesma, Mack, Millman
Absent: Hornstock

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 4:00 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED

CITY OF LOS ANGELES

APR 28 2022

CITY PLANNING DEPARTMENT
COMMISSION OFFICE