LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 22, 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, Marc Mitchell and Dana Perlman in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa M. Webber, 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 Diego Vasquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Lisa Webber, Deputy Director and Ken Bernstein, Principal City Planner.

  Lisa Webber, Deputy Director discussed the public comments received from previous meeting regarding the Watts Community Project.

  Ken Bernstein, Principal City Planner, provided an update regarding the Watts Towers Art Center related to the Historical Preservation Overlay Zone (HPOZ).

- Amy Brothers, had no report.

- There were no Commission requests.

- Minutes of Meeting:
  Commissioner Mitchell moved to approve the Minutes of Meetings September 24, 2020. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

  Vote: 8 – 0

  MOTION PASSED

  President Millman announced that the minutes of October 8, 2020 were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

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.

Commission President Millman announced item nos. 5a, 5b and 5c would be removed from the consent calendar.

ITEM NO. 5a
(Consent Calendar)

CPC-2020-991-CU-ZV
CEQA: ENV-2020-993-CE
Plan Area: Southeast Los Angeles
Related Case: ADM-2020-992-CPIOC

Council District: 8 – Harris – Dawson
Last Day to Act: 10-22-20

PUBLIC HEARING – Completed August 13, 2020

PROJECT SITE: 810 – 820 East 111th Place; 840 East 111th Place

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Sergio Ibarra, City Planner and Michelle Singh 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:

Operation of a public charter middle school on two adjacent properties that will serve 540 students in grades 6 – 8. The Project consist of an Existing School Site for a public charter high school (the Animo Locke Tech High School), that served 525 students in grades 9 – 12, with an existing one-story 14,000 square foot warehouse building that was converted into a classroom building and a one-story 12,600 square foot classroom building. The Existing School Site has been in operation since 2010, with a total of 29 classrooms, a parking lot for 56 cars, and outdoor school playground and lunch areas. The Project includes the demolition of the existing 28,658 square foot vacant warehouse building at 840 E. 111th Place and its development with a soccer playing field and 6 new modular classrooms at the rear of the site, totaling 5,760 square feet. The Project also includes a new concrete pad on the Existing School Site and the relocation of an existing basketball court and reconfiguration of the existing 56-space parking lot to provide a fire lane, an additional disabled access space, and 47 parking spaces. The two lots total 166,117 square feet (78,669 square feet at 810-820 E 11th Place and 87,444.8 square feet at 840 E. 111th Place).

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (In-Fill), an Exemption from CEQA, 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.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit, to allow a public charter middle school in the M1-1-CPIO zone;
3. Approve, pursuant to LAMC Section 12.27, a Variance to allow the following:
   a. Six required automobile parking spaces for six new modular middle school classrooms and 26 bicycle parking spaces (two long term and 24 short term) to be located on an adjoining, offsite lot, which will be part of the middle school campus, secured by an offsite parking covenant, in lieu of the requirement under LAMC Section 12.21 A.4(f) that the required school parking be located on the same lot as the classrooms, and the requirement under LAMC Section 12.21 A.16(e)(2), that Short Term bicycle;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 20, 2020; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 5b
(Consent Calendar)

CPC-2017-5090-VCU-CU-SPR
CEQA: ENV-2017-5091-EIR; SCH No. 2018011071
Plan Area: Hollywood
Related Case: VTT-80310

Council District: 13 – O' Farrell
Last Day to Act: 11-09-20

PUBLIC HEARING – Completed September 16, 2020

PROJECT SITE: 6040 – 6060 Sunset Boulevard; 1432, 1445 – 1455 North Beachwood Drive; 1443 – 1455 Gordon Street; 1438 North Gower Street; 6065 Fountain Avenue; APNs 5545013057 and 5545013058

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Jason McCrea, Planning Assistant, Alan Como, City Planner, Milena Zasadzien, Senior City Planner, and Luci Ibarra, Principal 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:

The demolition of 130,169 square feet of existing floor area and the construction of 619,942 square feet of new floor area, consisting of 556,557 square feet of creative office and 62,385 square feet of sound stage and production support space within four buildings (Buildings A, B, D, and E), with a maximum building height of 15 stories (240 feet). Overall, the Project would result in a total of 828,339 square feet of creative office space, 65,319 square feet of production support, 205,202 square feet of sound stages, and 6,516 square feet of restaurant space on the Project Site, with a total floor area of 1,040,148 square feet. The Project will preserve and relocate the United Recording Building on-site. Parking would be provided in four subterranean parking levels below the existing basecamp and Building E; four subterranean parking levels below Building D; and three subterranean levels below Building A, for a total of 1,244 new parking spaces. The Project Site's existing 1,398 parking spaces would remain. A total of 316,500 cubic yards of material would be exported from the site.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the Environmental Impact Report (EIR) No. ENV-2017-5091-EIR (State Clearing House No.2018021071) which includes the Draft EIR dated May 2020, and the Final EIR, dated August, 2020, previously certified on September 22, 2020; 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 Sections 12.24 T.3(b) and 12.24 U.14 of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area;
3. Approve, pursuant to LAMC Section 12.24 W.19, a Conditional Use Permit to permit Floor Area Averaging across the project site;
4. Approve, pursuant to LAMC Section 12.24 W.27 and 12.24 F, a Conditional Use Permit for a Commercial Corner Development with hours of operation past 11:00 pm, and a maximum building height of 60 feet in lieu of a maximum height of 45 feet as otherwise required by LAMC Section 12.22 A.23;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50,000 gross square feet of non-residential floor area;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 19, 2020; and
7. Adopt the Findings, as amended by the Commission.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 5c
(Consent Calendar)

<u>CPC-2018-5776-DB</u>
CEQA: ENV-2018-5777-CE
Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills

Council District: 3 – Blumenfield
Last Day to Act: 10-23-20

PUBLIC HEARING – Completed July 10, 2020

PROJECT SITE: 6817 North Winnetka Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Dominick Ortiz, Planning Assistant, Valentina Knox-Jones, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, representing the Department.

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

Demolition of an existing one-story, 3,500 square foot commercial structure, and the construction of a 42,611 square foot, three-story, 40 unit, multi-family apartment building with one level of semi subterranean parking garage containing 53 automobile parking spaces. The Project includes two units for Very Low Income households. The Project will have a Floor Area Ratio (FAR) of 1.75:1 and a height of approximately 45 feet. Approximately four non-protected trees will be removed.

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is not substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 40 units (two units set aside for Very Low Income Households) with the following requested incentive:
   a. Off-Menu incentive to allow a maximum Floor Area Ratio (FAR) of 1.75:1;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 20, 2020; and
4. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 6

CPC-2014-666-VCU-ZAA-SPR-PA1 Council District: 11 – Bonin
CEQA: ENV-2011-2689-EIR; SCH. No. 2012011001 Last Day to Act: N/A
Plan Area: Brentwood – Pacific Palisades

PUBLIC HEARING – Completed August 21, 2020

PROJECT SITE: 11725 West Sunset Boulevard; 11728 West Chaparal Street;
141 North Barrington Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Elva Nuño- O'Donnell, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner representing the Department; and Beth Gordie, 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:

A Plan Approval evaluating the compliance and effectiveness of conditions of Case No. CPC-2014-666-VCU-ZAA-SPR dated August 4, 2015, in conjunction with the continued use and maintenance of a private school for girls in the RE11-1 and R3-1 Zones.

1. Find, based on the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report, The Archer Forward: Campus Preservation and Improvement Plan, EIR No. ENV-2011-2689-EIR, SCH No. 2012011001, certified on August 4, 2015; and pursuant to CEQA Guidelines Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the review and consideration of the Plan Approval;
2. Determine, pursuant to Section 12.24 M of the Los Angeles Municipal Code and Condition No. A.31, of CPC-2014-666-VCU-ZAA-SPR, that the Applicant has substantially complied with the terms and conditions of approval previously established;
3. Modify, Conditions Nos. A.17 d, A.31, and A.34;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 19, 2020; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

President Millman recessed the meeting at approximately 9:29 a.m. The meeting reconvened at 9:31 a.m. with Commissioners Ambroz, Choe, Khorsand, Leung, Mack, Mitchell and Perlman in attendance.

ITEM NO. 7

<u>CPC-2020-1931-SN</u> Council District: 14 – Huizar
CEQA: ENV-2020-1935-EIR-ADD; SCH No. 2005091041 Last Day to Act: 11-13-20
Plan Area: Central City
Related Case: CPC-2006-9702-ZC-CU-CUB-ZV-DA

PUBLIC HEARING – Completed September 3, 2020

PROJECT SITE: 100 South Grand Avenue and 111–161 South Olive Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Rey Fekuda, Planning Assistant, Kathleen King, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner representing the Department; Rick Vogel, Applicant; and Tensho Takemori and Cindy Starrett, 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:

The Grand Sign District involves the implementation of a comprehensive signage program, in conjunction with the previously approved The Grand mixed-use development.

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 SCH No. 2005091041, certified on November 20, 2006, and in subsequent addenda dated July 2010, April 2014, and June 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated August 2020, 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 City Council, approve, pursuant to Section 13.11 of the Los Angeles Municipal Code, a Sign District (-SN Supplemental Use District) for the Grand Mixed-Use development; and
3. Adopt and recommend that the City Council adopt the Findings, as amended by the Commission, including Staff's Technical Modification dated October 20, 2020.

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

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

Vote: 8 – 0

MOTION PASSED

President Millman announced that Commissioner Ambroz left the zoom webinar/teleconference meeting.

President Millman recessed the meeting at approximately 11:15 a.m. The meeting reconvened at 11:23 a.m. with Commissioners Choe, Khorsand, Leung, Mack, Mitchell and Perlman in attendance.

ITEM NO. 8

DIR-2019-4920-TOC-1A
CEQA: ENV-2019-4921-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 10-22-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1600 – 1614 East Venice Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Esther Serrato, City Planning Associate representing the Department.

MOTION:
Commissioner Millman moved to continue the item to a date certain of November 5, 2020. Commissioner Leung seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 11:25 a.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
NOV 05 2020
CITY PLANNING DEPARTMENT
COMMISSION OFFICE