

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 30, 2021 SPECIAL 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 September 30, 2021 meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the special meeting to order at 8:31 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 and Shana M. M. Bonstin, Deputy Directors and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Denise Otero and Diego Vazquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Deputy Director, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- Commission Requests:

Commissioners Helen Campbell and Karen Mack requested an update or a discussion regarding Above-Grade Parking Structure Adaptability Design Guidelines. Commissioner Karen Mack requested a follow up discussion regarding public input process, specifically regarding Neighborhood Councils’ and rethinking the process through an Equity lens.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

CPC-2021-2544-GPAJ-VZCJ-SPR-PSH-HCA

CEQA: ENV-2021-2545-SE

Plan Area: Central City

Council District: 14 – de León

**Last Day to Act: 11-01-21

PUBLIC HEARING – Completed August 31, 2021

PROJECT SITE: 454 South San Pedro Street;
501 East 5th Street, 511 East 5th Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Obiamaka Ude, Planning Assistant, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Dana Sayles, representing the Applicant; and Emma Howard representing the office of Councilmember de León in Council District 14.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with approval of the following Project with modifications regarding Conditions of Approval and including Staff's Technical modification as stated on the record:

Campus expansion of the existing Downtown Women's Center with the ground up construction, use, and maintenance of a seven-story, Permanent Supportive Housing development having a maximum height of 85 feet, 68,869 square feet of floor area, and approximately 10,034 square feet of open space. The Project includes one level of subterranean parking with 63 on-site automobile parking spaces and 81 bicycle parking spaces. The Project will also provide approximately 10,000 square feet of ground floor supportive services. The development will provide 97 restricted affordable studio units and one manager's unit for a total 98 units. As part of the project, five percent of the total units (five units) will be reserved for Extremely Low-Income households and six percent of the total units (six units) will be reserved for Very Low-Income households as determined by HCIDLA and the remaining 86 units will be reserved for Low-Income households as determined by HUD or Tax Credit Allocation Committee levels.

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);
2. Approve and recommend, that the Mayor and City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Light Manufacturing to Regional Center Commercial;
 3. Approve and recommend, that the City Council adopt, pursuant to LAMC Section 12.32 F, a Vesting Zone Change from M2-2D to (T)(Q)C2-2D;
 4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units;
 5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated September 29, 2021; and
 6. Adopt the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 7

CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP

CEQA: ENV-2020-4297-SCPE

Plan Area: Hollywood

Council District: 13 – O'Farrell

****Last Day to Act: 09-23-21**

PUBLIC HEARING – Completed June 8, 2021

PROJECT SITE: 5600 – 5606 West Hollywood Boulevard;
1655 – 1679 North St. Andrews Place; 5607 West Carlton Way

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

James Harris, City Planning Associate, Valentina Knox-Jones, City Planner, Deborah Kahen, Senior City Planner and Jane Choi, Principal City Planner representing the Department; and Dale Goldsmith, representing the Applicant.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with approval of the following Project with modifications regarding Conditions of Approval as stated on the record:

Demolition of an existing two-story commercial structure, a three-story 14-unit apartment, associated surface parking, a vacant lot and 27 non-protected on-site and off-site trees, and the construction of a 200-unit apartment building with 40 units restricted to Very Low-Income Households, on an approximately 37,135 square-foot (0.85 acre) site within Subarea C of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed project includes a 17-story, 200-foot residential tower, with two subterranean parking levels, and a total of 222,234 square feet of floor area resulting in a floor area ratio of 6.0:1. The Project will provide 265 vehicular parking spaces located in a five level parking garage, 100 long term and 13 short term bicycle parking spaces, 22,897 square feet of usable open space, and will provide 75 on-site and 16 street trees. The Project will require the export of approximately 59,000 cubic yards of soil.

The City Council determined at its June 29, 2021 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project ("SCP")

pursuant to PRC 21155.1, Council File Number 21-0383.

1. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use for a total of 115-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 200 dwelling units in lieu of 93 base density as otherwise permitted in the [Q]R5-2 and R4-2 Zones;
2. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentives Program Determination to permit the following Off-Menu Incentives for a Housing Development Project totaling 200 dwelling units, reserving 40 units for Very Low-Income Household occupancy for a period of 55 years:
 - a. An Off-Menu Incentive to permit greater than 75 percent of the required open space to be located above the first habitable level as otherwise required by SNAP Section 9.D;
 - b. An Off-Menu Incentive to permit a 1,707 square foot publicly accessible plaza in lieu of a 5,000 square foot public plaza as otherwise required by SNAP Section 9.G; and
 - c. An Off-Menu Incentive to permit 22 percent, that is 1,140 square feet, transparent building elements on the eastern ground floor façade along St. Andrews Place in lieu of 50 percent as otherwise required by SNAP Development Standards and Design Guidelines Section V.6;
3. Approved with Conditions, pursuant to LAMC Section 11.5.7 C, a Specific Plan Project Permit Compliance Review for the demolition of existing improvements and trees for the construction, use and maintenance of 17-story, 200-unit residential building within Subarea C of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan (SNAP) Specific Plan;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units;
5. Adopt the Conditions of Approval, as modified by the Commission; and
6. Adopt the Findings.

Commission President Millman seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

MOTION PASSED

At approximately 10:52 a.m. Commission President Millman and Commissioner Dake Wilson left the zoom webinar/teleconference meeting.

Commission Vice-President Choe opened item no. 08 and chaired the remainder of the zoom webinar/teleconference meeting.

ITEM NO. 8

CPC-2019-6289-GPA-ZC-HD

CEQA: ENV-2019-6290-MND

Plan Area: South Los Angeles Community Plan

Council District: 9 – Curren D. Price, Jr.

**Last Day to Act: 09-30-21

Continued from: 07-08-21

09-09-21

09-23-21

PUBLIC HEARING – Completed April 2, 2021

PROJECT SITE: 640 – 700 West 27th Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Sergio Ibarra, City Planner and Michelle Singh, Senior City Planner representing the Department; Alfred Fraijo, representing the Applicant; and Sherylin Correa representing the office of Councilmember Curren D. Price, Jr. in Council District 9.

MOTION:

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

Demolition of an existing surface parking lot with 247 parking spaces for AAA employees and the development of a new, 201,345 square foot four and a half-story parking structure with up to 750 parking spaces (including 15 ADA accessible spaces) and up to 70 long-term and short-term bicycle parking spaces to serve AAA employees. The parking structure will be approximately 48 feet. The Project includes a total of 18,206 square feet of open space, including 13,473 square feet of landscaped area.

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-2019-6290-MND ("Mitigated Negative Declaration"), 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 and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and Recommend that Mayor and City Council adopt, pursuant to Sections 555, 556, and 558 of the Los Angeles City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the South Los Angeles Community Plan, to change the land use designation of the site from the existing Low Medium II Residential to the proposed Community Commercial designation;
3. Approve and Recommend that City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change to the zoning and height district from the existing RD1.5-1-O to (T)(Q)C2-1D-O;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 2

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

NOV 04 2021

CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business before the Commission President Millman adjourned the meeting at 11:45 a.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