LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 13, 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 January 13, 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, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson.

Commissioners Helen Leung and Jenna Hornstock were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Deputy Director, John Fox and Amy Brothers, Deputy City Attorneys. Commission Office Staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Macros G. Godoy and Diego Vasquez, Administrative Clerks.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.

- John Fox, Deputy City Attorney, reported on a recent trial court victory involving the legal challenge of the city's approval regarding the Exposition Corridor Transient Neighborhood Plan a Specific Plan.

- Commission Requests:
  Commissioner Perlman requested that Technical Modifications to be submitted in a memo format where information is summarized.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No 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.

ITEM NO. 7

CPC-2021-4280-GPA-ZC-BL
CEQA: ENV-2021-4281-ND
Plan Area: Hollywood Community Plan

Council District: 13 – O'Farrell
**Last Day to Act: 01-16-22

PUBLIC HEARING – Completed October 19, 2021

PROJECT SITE: 711 – 723 North Lillian Way

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Trevor Martin, City Planning Associate, Esther Ahn, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Gary Benjamin, representing the Applicant.

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

Removal of an existing surface parking lot, and the construction, use, and maintenance of a new, three-story, 56 feet in height commercial office building with a floor area of 30,385 square feet, equating to a Floor Area Ratio (FAR) of approximately 1.5:1. The proposed development will have two subterranean parking levels and ground level parking that will contain a total of 83 vehicular parking stalls. The Project will provide a total of nine bicycle parking stalls, including three short-term, and six long-term parking stalls. The Project will provide approximately 3,658 square feet of open space, including a 2,346 square-foot roof deck.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2021-4281-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Negative Declaration;
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 to amend the Hollywood Community Plan to re-designate the subject parcels from Medium Residential to Commercial Manufacturing land uses;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32, a Zone Change from R3-1 to (T)(Q)CM-1;
4. Approve and Recommend, that the City Council approve, pursuant to LAMC Section 12.23 R, a Building Line Removal to remove a 15-foot Building Line along the westerly side of Lillian Way, established under Ordinance No. 109119;
5. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated January 11, 2022; and
6. Adopt the Findings.

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

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

Vote: **7 – 0**

MOTION PASSED

ITEM NO. 8

CPC-2021-2035-DB-CU-CUB-SPR-HCA Council District: 13 – O'Farrell
CEQA: ENV-2021-2036-CE **Last Day to Act: 02-06-22
Plan Area: Silver Lake-Echo Park-Elysian Valley

LIMITED PUBLIC HEARING HELD

PUBLIC HEARING – Completed September 13, 2021

PROJECT SITE: 3209 – 3227 West Sunset Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Stephanie Escobar, Planning Assistant, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Daniel Freedman and Tim Moran, representing the Applicant.

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

Demolition of an existing one- and two-story auto shop with an adjoining surface level parking lot and the construction, use, and maintenance of a new 84,662 square-foot, seven-story mixed-use residential development consisting of 86 residential units (with 10 units reserved for Very Low-Income Households). The Project will include a total 69 parking spaces within an at grade parking garage.

1. Determine, pursuant to CEQA Guidelines, Section 15332, Class 32, that the project is exempt 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.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus Compliance Review to permit a housing development project consisting of 86 dwelling units, of which 10 units will be set aside for Very Low-Income households and with the following Incentives and Waivers of Development Standards:
   a. An Off-Menu Incentive to permit a 100 percent decrease in residential parking for the Project site;
   b. An Off-Menu Incentive to permit a 100 percent decrease in required commercial parking for the Project site;
   c. An Off-Menu Incentive to permit an increase of Floor Area Ratio (FAR) from 1.5:1 to 3.76:1;
   d. A Waiver of Development Standards to permit an increase in stories from three stories to seven stories;
   e. A Waiver of Development Standards to permit a reduction in side yard setbacks from 10 feet to zero feet;
   f. A Waiver of Development Standards to permit a reduction in rear yard setbacks from 20 feet to zero feet;
   g. A Waiver of Development Standards to permit a 24 percent reduction in required Open Space; and
   h. A Waiver of Development Standards to permit a height increase from 45 feet to 83 feet and 10 inches;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use permit for the sale and dispensing of a full-line of alcoholic beverages for on and off-site consumption for two establishments;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units;
6. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated January 12, 2022; and

7. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

At approximately 10:49 a.m. Commission President Millman recessed the meeting. The meeting re-convened at 10:55 a.m. with Commission Vice-President Choe and Commissioners Campbell, Hornstock, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

At approximately 10:55 a.m. Commissioner Hornstock joined the zoom webinar/teleconference meeting.

ITEM NO. 9

CPC-2021-3038-DB-SPR-HCA Council District: 14 – de Leon
CEQA: ENV-2021-3039-CE **Last Day to Act: 01-21-22
Plan Area: Central City Community Plan

PUBLIC HEARING – Completed August 25, 2021

PROJECT SITE: 121 West 3rd Street; 252 South Spring Street;
244 – 246 South Spring Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Alexander Truong, City Planning Associate, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Dana Sayles, representing the Applicant.

Before deliberation, at approximately 11:07 a.m. Commission President Millman left the zoom webinar/teleconference meeting. Commission Vice President Choe Chaired the remainder of the zoom webinar/teleconference meeting.

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

Demolition of existing site improvements and the construction, use, and maintenance of a new, 15-story, 195-foot high and 243,973 square-foot mixed-use building with 331 dwelling units, including 37 dwelling units set aside for Very Low-Income Households (or 11 percent of the total units). The building will be constructed with one level of subterranean parking with 31 commercial parking spaces, one at-grade level with the residential lobby and three commercial tenant spaces totaling approximately 6,350 square feet, 13 residential levels above, and a rooftop level with the resident pool fitness center and lounge. The Project includes 60 studio units, 216 one-bedroom units, 55 two-bedroom units and 34,475 square feet of open space for residents.

1. Determine, that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 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. 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 331 units (with 37 – 11 percent of the base density set aside for Very Low-Income Households), along with the following Off-Menu Incentives and Waiver of Development Standards:
   a. An Off-Menu Incentive to permit a Floor Area Ratio of 8.87:1;
   b. An Off-Menu Incentive to permit a height of 195 feet; and
   c. A Waiver of Development Standards to eliminate the automobile parking requirement for residential uses;
3. 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;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

At approximately 12:02 p.m. Commissioner Perlman left the zoom webinar/teleconference meeting.

ITEM NO. 10

DIR-2021-2250-TOC-HCA-1A Council District: 13 – O'Farrell
CEQA: ENV-2021-2251-CE **Last Day to Act: 02-22-22
Plan Area: Wilshire

PUBLIC HEARING HELD

PROJECT SITE: 505 – 517 North Hoover Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
David Woon, Planning Assistant, Eric Claros, City Planner and Heather Bleemers, Senior City Planner representing the Department; Aaron Belliston, representing the Applicant; and Gregory Loew, Appellant.

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

Demolition of one office building and two single-family houses and the construction, use, and maintenance of a six-story, 40-unit residential building inclusive of four units reserved for Extremely Low-Income households. The proposed building will encompass approximately 61,106 square feet of floor area, resulting in a FAR of 3.79 to 1, and rise to a maximum building height of 67 feet. Parking accommodations include 50 automobile parking spaces within the subterranean garage and a total of 44 bicycle parking spaces (four short-term and 40 long-term).

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 and sustain the Planning Director's determination letter dated October 7, 2021;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 40 dwelling units, including four dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Base and Additional Incentives:
   Base Incentives:
   a. Density. Increase the maximum number of dwelling units by up to 70 percent to allow a maximum residential density of 50 units in lieu of 29 units otherwise required;
   b. Floor Area Ratio (FAR). Increase in FAR by up to 50 percent to allow a FAR of up to 4.5:1, in lieu of 3:1 otherwise required; and
   c. Parking. Provide automobile parking at a ratio of 0.5 spaces per residential unit to allow a minimum of 20 parking spaces, in lieu of 40 parking spaces otherwise required.
   Additional Incentives:
   d. Yard/Setback. A 30 percent reduction in the rear and side setbacks to allow a minimum rear yard of 10 feet and six inches and a northern side yard of 6.3 feet, in lieu of a rear yard of 15 feet and side yard of nine feet otherwise required;
   e. Open Space. A 25 percent reduction in Open Space requirement to allow a minimum of 4,932 square feet of Open Space, in lieu of 6,575 square feet otherwise required; and
   f. Height. Two additional stories up to 22 feet to allow a maximum building height of six stories up to 67 feet, in lieu of 45 feet otherwise required;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

At approximately 12:37 p.m. Commissioner Mack left the zoom webinar/teleconference meeting.

At approximately 12:40 p.m. Commissioner Perlman re-joined the zoom webinar/teleconference meeting.

ITEM NO. 11

DIR-2020-1824-TOC-HCA-1A
CEQA: ENV-2020-1825-CE;
ENV-2013-622-EIR; SCH. No. 2013031038
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin
**Last Day to Act: 01-17-22

PUBLIC HEARING HELD

PROJECT SITE: 2512 – 2514 South Centinela Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Dylan Sittig, City Planning Associate, Connie Chauv, City Planner and Michelle Singh, Senior City Planner representing the Department; Carl Smith, representing the Applicant.

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

Demolition of the existing single-family residence and the construction, use, and maintenance of a new five-story, 63-feet three-inches in height, apartment building consisting of 14 units, with a maximum 11,348 square feet of floor area and 3.16:1 Floor Area Ratio. One level of subterranean and a partial level of on-grade vehicle parking is proposed totaling 11 parking stalls. The Project will set aside two units for Very Low-Income Households for rental as determined to be affordable to such households by LAHD for a period of 55 years. The two Ficus trees growing in the public right-of-way at the Project site will be preserved in place. The Project will involve grading of approximately 2,327 cubic yards of soil and export of approximately 1,347 cubic yards of soil.

1. Determine, that based on the whole of the administrative record, that the Project is exempt from the 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 and sustain the Planning Director's determination letter dated October 4, 2021;
3. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
4. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Compliance Review for a qualifying Tier 3 project totaling 14 dwelling units, reserving two units for Very Low-Income occupancy for a period of 55 years, with the following requested Base and Additional incentives:
   Base Incentives:
   a. Residential Density. A 70 percent increase in the maximum density to permit a total of 14 dwelling units, in lieu of eight units as otherwise permitted by the R3 base density;
   b. Floor Area Ratio (FAR). A maximum FAR of 3.16:1 in lieu of 3.0:1 for the R3-1 zone otherwise permitted by LAMC Section 12.21.1 A.1;
   c. Residential Parking. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half space per unit;
   Additional Incentives:
   d. Height. An 18-foot three-inch increase in the building height, allowing 63-feet three-inches in lieu of the maximum 45 feet otherwise allowed by the R3-1 Zone;
   e. Yard/Setback. A maximum 30 percent reduction in both required side yards, allowing a five-foot 7

¼ inch northerly and southerly side yard in lieu of the eight-foot side yard otherwise required in the R3-1 zone; and

f. Open Space. A maximum 25 percent reduction in the required open space, allowing 1,331 square feet in lieu of the 1,750 square feet otherwise required;

5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

Commissioner López-Ledesma seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 12:49 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
FEB 10 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE