LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 18, 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 November 18, 2021 meeting was conducted via telephone and/or videoconferencing.

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

Commission Vice-President Caroline Choe was not in attendance.

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, Denise Otero 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 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. Commissioner Hornstock seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Nicholas Maricich, Principal City Planner, Matthew Glesne, Senior City Planner and Sarah Molina-Pearson, Senior City Planner, to report, as requested by the Commission, regarding 2022 Legislative Updates.

- Donna Wong, Deputy City Attorney, provided a litigation update regarding 6220 West Yucca Street also referenced as the Yucca Argyle Project.

- There were no Commission requests.

- Meeting Minutes:
  Commissioner Perlman moved to approve the Minutes of Meetings October 28, 2021 and November 4, 2021. Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

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

  Vote: 8 – 0

  MOTION PASSED

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. 6a
(CONSENT CALENDAR)

CPC-2021-3871-DB-MCUP-SPR-VHCA Council District: 13 – O'Farrell
CEQA: ENV-2019-7526-SCPE **Last Day to Act: 11-29-21
Plan Area: Hollywood

PUBLIC HEARING – Completed July 28, 2021

PROJECT SITE: 1400 – 1440 North Vine Street; 6263 – 6275 West De Longpre Avenue; 6262 – 6270 West Leland Way

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 Dave Rand, representing the Applicant.

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

Construction of a new 205,053 square-foot mixed-use building consisting of 198 residential units (11 percent of the 184 base density units or 21 units which would be reserved for Very Low-Income households) and 16,000 square feet of ground floor commercial space. The proposed building would be eight stories with an approximate height of 95 feet. The Project would include 278 parking spaces in a partially wrapped at-grade level and within three subterranean levels. In addition, the Project would include 20,708 square feet of open space. The existing commercial buildings with a combined floor area of approximately 14,809 square feet and surface parking would be removed to accommodate the Project. Upon completion, the Project will result in a Floor Area Ratio (FAR) of 4.45:1.

1. 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 198 units (with 21 – 11 percent of the base density set aside for Very Low-Income Households), along with the following On- and Off-Menu Incentives and Waiver of Development Standards;
   a. An On-Menu Incentive to permit averaging of floor area ratio, density, parking, open space and vehicular access;
   b. An Off-Menu Incentives to permit a Floor Area Ratio of 4.45:1; and
   c. An Off-Menu Waiver of Development Standards to permit a zero-foot side yard setback in the R4 Zone;
2. Approve, pursuant LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with four establishments in connection with the proposed Project;
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; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

At approximately 10:00 a.m. Commissioner Mack left the zoom webinar/teleconference meeting.

ITEM NO. 7

<u>CPC-2019-7522-VZC-CU-ZAA-SPR</u>
CEQA: ENV-2019-7523-MND
Plan Area: Wilshire

Council District: 5 – Koretz
**Last Day to Act: 11-18-21
Continued from: 06-10-21
09-09-21

LIMITED PUBLIC HEARING HELD

PUBLIC HEARING – Completed July 15, 2020

PROJECT SITE: 1434 – 1456 South Robertson Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner, representing the Department; and Eric Lieberman representing the Applicant.

MOTION:
Commissioner Perlman moved to deny the following Project with Findings, as stated on the record:

Demolition of six existing structures, and the construction, use and maintenance of a new, seven-story, 84-foot tall, 131-room hotel with a 4,808 square-foot ground floor commercial space. The Project would provide a total of 77 automobile parking spaces.

1. Deny, pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1-O to RAS4-1-O;
2. Deny, pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a hotel within 500 feet of an R Zone;
3. Deny, pursuant to LAMC Section 12.28 A, a Zoning Administrators Adjustment to permit a 10 percent increase in total building floor area allowing 79,761 square feet in lieu of 72,510 square feet resulting in an Floor Area Ratio (FAR) of 3.3:1;
4. Deny, pursuant to LAMC Section 16.05, a Site Plan Review for a development resulting in an increase of 50 or more dwelling units or guest rooms, or combination thereof; and
5. Adopt the Findings, as stated on the record.

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

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

Vote: 7 – 0

MOTION PASSED

At approximately 11:06 a.m. Commission President Millman recessed the meeting. Commissioner Perlman left the zoom webinar/teleconference meeting.

Commissioner Mack re-joined the zoom webinar/teleconference meeting. The meeting re-convened at 11:10 a.m. with Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack and Dake Wilson in attendance.

ITEM NO. 8

CPC-2019-4651-SP
CEQA: ENV-2008-1342-EIR-ADD1
Plan Area: Westchester - Playa Del Rey

Council District: 11 – Bonin
**Last Day to Act: 11-30-21

PUBLIC HEARING – Completed October 18, 2021

PROJECT SITE: Loyola Marymount University
1 LMU Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Esther Serrato, City Planner, Juliet Oh, Senior City Planner and Faisal Roble, Chief Equity Officer representing the Department; and John Heintz representing the Applicant.

MOTION:
Commissioner Dake Wilson 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 Loyola Marymount University (LMU) Specific Plan to modify the previously approved floor area for Academic/Administrative, Residential, and Athletic Indoor uses and to allow for subsequent adjustments in the distribution of floor area among these uses. The proposed Amendment will permit the retention, renovation, use, and/or change the use of the existing sports arena (Gersten Pavilion), in conjunction with an updated Traffic Demand Management Plan. The Amendment will continue to permit the construction of a new sports arena on Campus, as was previously disclosed and approved. The Amendment will also require that LMU establish and maintain a dedicated compliance officer to further enhance communications with the Westchester community. The Amendment will not change the maximum permitted floor area or the maximum total student enrollment, faculty, staff, and on-Campus residents.

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-2008-1342-EIR, certified on February 25, 2011; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated September 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 City Council Adopt, pursuant to 11.5.7 G of the Los Angeles Municipal Code (LAMC), the Ordinance amending the Loyola Marymount University Specific Plan;
3. Adopt the Staff Report as the Commission's report on the subject, including Staff's Technical Modification dated November 16, 2021; and
4. Adopt the Findings.

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

Moved: Dake Wilson
Second: Hornstock

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

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 12:11 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
JAN 27 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE