

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 27, 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 27, 2022 regular meeting was conducted via telephone and/or videoconferencing.

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

Commission President Samantha Millman and Commissioners Helen Leung and Yvette López-Ledesma were 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 Wilson Poon, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Macros G. Godoy and Denise Otero, 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 Hornstock 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 Perlman seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- Commission Requests:
Commissioner Perlman requested that a discussion of Solar Installation Requirements & Battery Storage Installation be held in the upcoming meetings.
- Meeting Minutes:
Commissioner Campbell moved to approve the Minutes Meetings of November 18, 2021, December 9, 2021 and December 16, 2021. Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 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. 6

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 7

CPC-2019-4983-GPA-VZC
CEQA: ENV-2019-4984-ND
Plan Area: Northeast Los Angeles

Council District: 14 – de Leon
**Last Day to Act: 01-27-22

PUBLIC HEARING HELD

PROJECT SITE: 2417 – 2455 North Thomas Street; 2428 – 2436 North Gates Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Nicole Sanchez, City Planner and Jane Choi, Principal City Planner representing the Department; Paul Garry and Tina Carter, representing the Applicant; and Emma Howard representing the Office of Councilmember Kevin de Leon.

MOTION:

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

Change of use from a school, daycare, convent, dormitories, playground, and chapel to storage, office and motion picture/television uses. The request includes a General Plan Amendment from Low Residential to Neighborhood Commercial and a Vesting Zone Change from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ. The proposed Project also includes the potential development of an additional 10,000 square feet of office use on portions of the Project site that are outside the current HPOZ boundaries. There is no demolition and no grading proposed at this time.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-4984-ND (“Negative Declaration”), Errata dated January 18, 2022, 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 Los Angeles City Charter 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northeast Los Angeles Community Plan for the project site from Low Residential to Neighborhood Commercial land use designation;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change on the project site from [Q]R1-1D and [Q]R1-1D-HPOZ to (T)(Q)C4-1D and (T)(Q)C4-1D-HPOZ;
4. Adopt the Conditions of Approval as modified by the Commission, including both Staff’s Technical Modifications dated January 20, 2022 and January 25, 2022; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA

CEQA: ENV-2020-4012-MND

Plan Area: Wilshire

Council District: 13 – O’Farrell

**Last Day to Act: 02-05-22

PUBLIC HEARING – Completed November 22, 2021

PROJECT SITE: 3160 West Geneva Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Renata Ooms, City Planner and Heather Bleemers, Senior City Planner representing the Department; Mee Semcken, representing the Applicant; and Craig Bullock representing the Office of Councilmember Mitch O’Farrell.

MOTION:

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

Interior renovations and a 30,000 square-foot addition to the former Shriner's Children's Hospital complex, resulting in an approximately 169,000 square-foot development, 78-feet in height. The Project (GenevaCho Neurological Medical Center) would consist of approximately 139,000 square feet of outpatient medical clinic and medical office uses and approximately 30,000 square feet of residential uses consisting of 40 Senior Independent Living Units. The Project will reserve five units as affordable units for seniors (two Extremely Low-Income and three Very Low-Income). The Project will maintain the existing main entrance on Geneva Street and driveway on 4th Street. Parking will continue to be provided in an existing garage with 150 vehicle parking spaces and 39 bicycle parking spaces (21 long term and 18 short term spaces).

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-2020-4012-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 the Mayor and the City Council adopt, pursuant to Section 12.32 E of the Los Angeles Municipal Code (LAMC), a General Plan Amendment on the Project Site from Low II Residential and High Medium Residential land uses to Community Commercial land use;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from the R1-1 Zone to (T)(Q)C2-2D Zone with two Developer’s Incentives to permit:
 - a. A parking reduction to provide 150 spaces in lieu of 209 spaces otherwise required; and
 - b. A waiver of transitional height requirements to permit a building height of 78 feet in lieu of transitional height requirements per LAMC Section 12.21 A;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for any change of use other than to a drive-through fast food establishment which results in a net increase of 1,000 or more average daily trips;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Campbell

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 9

CPC-2020-5994-DB-SPR-VHCA

CEQA: ENV-2020-5995-SCPE

Plan Area: West Los Angeles

Council District: 5 – Koretz

**Last Day to Act: 01-27-22

PUBLIC HEARING – Completed December 1, 2021

PROJECT SITE: 2107 – 2121 South Westwood Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Renata Ooms, City Planner and Heather Bleemers, Senior City Planner representing the Department; Dana Sayles, representing the Applicant; and Daniel Skolnick representing the Office of Councilmember Paul Koretz.

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 four vacant commercial buildings, one of which has a vacant second floor residential unit, and the development of an approximately 80,480 square-foot mixed-use building with 92 new dwelling units including 11 units set aside for Very Low-Income Households. The Project includes 1,551 square feet of ground floor retail, 7,740 square feet of open space and 125 vehicular parking spaces. The building would be five stories (56 feet tall) over two subterranean garage levels with a Floor Area Ratio of 3:1.

1. The City Council determined at its January 12, 2022 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;
2. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a residential-commercial development project consisting of 92 dwelling units, of which 11 units will be set aside for Very Low-Income Households, and the following On- and Off Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow a 20 percent reduction in open space in lieu of the otherwise required pursuant to LAMC Section 12.21 G;
 - b. An Off-Menu Incentive to allow a floor area ratio of 3 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to the C4-1VL-POD Zone;
 - c. An Off-Menu Incentive to allow a maximum height of 56 feet and five stories in lieu of the otherwise permitted 45 feet and three stories in the C4-1VL-POD Zone;
 - d. A Waiver of Development Standards to allow building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements of LAMC 12.21.1 A.10;
 - e. A Waiver of Development Standards to allow a reduced northern side yard for a minimum side yard of five feet in lieu of the otherwise required eight-foot side yard pursuant to LAMC Section 12.16 C.2; and
 - f. A Waiver of Development Standards to allow a reduced southern side yard for a minimum side yard of five feet in lieu of the otherwise required eight-foot side yard pursuant to LAMC Section

12.16 C.2;

3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase of 50 or more residential dwelling units;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 10

VTT-83288-1A

CEQA: ENV-2020-6829-MND

Plan Area: Central City North

Related Case: CPC-2020-6828-GPA-ZC-HD-SPR-MCUP

Council District: 14 – de Leon

****Last Day to Act: 02-05-22**

PUBLIC HEARING REQUIRED

PROJECT SITE: 640 – 657 Mesquit Street; 1585 East Jesse Street; 640 – 648 Santa Fe Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Stephanie Escobar, Planning Assistant, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Alfred Fraijo, representing the Applicant; Darien K. Key, representing the Appellant; and Emma Howard representing the Office of Councilmember Kevin de Leon.

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:

Subdivision of five parcels into eight lots, including one master ground lot and seven airspace lots, for the construction, use, and maintenance of a 188,954 square foot, 14-story, commercial office building with 4,325 square feet of commercial ground floor. The Project will provide a total of 397 vehicle parking spaces and 146 bicycle parking spaces within five levels of above grade parking, and two levels of subterranean parking.

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-2020-6829-MND, as circulated on September 23, 2021 ("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. Deny the appeal in part and grant the appeal in part and sustain the Deputy Advisory Agency's Determination dated December 22, 2021;

3. Approve, pursuant to Sections 17.03 and 17.15 of Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map, VTT No. 83288, for the subdivision of five parcels into eight lots, including one master ground lot and seven airspace lots in the M3-1 Zone; and
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 11

CPC-2020-6828-GPA-ZC-HD-SPR-MCUP

CEQA: ENV-2020-6829-MND

Plan Area: Central City North

Related Case: VTT-83288-1A

Council District: 14 – de Leon

****Last Day to Act: 01-27-22**

PUBLIC HEARING – Completed September 22, 2021

PROJECT SITE: 640 – 657 Mesquit Street; 1585 East Jesse Street; 640 – 648 Santa Fe Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Stephanie Escobar, Planning Assistant, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Alfred Fraijo, representing the Applicant; and Emma Howard representing the Office of Councilmember Kevin de Leon.

MOTION:

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

Construction, use, and maintenance of a 188,954 square-foot, 14-story, commercial office building with 4,325 square feet of commercial ground floor. The Project will provide a total of 397 vehicle parking spaces and 146 bicycle parking spaces within five levels of above grade parking, and two levels of subterranean parking.

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-2020-6829-MND, as adopted on December 22, 2021 (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 the Mayor and the City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend footnotes one and six of the Central City North Community Plan to include the subject property;

3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Section 12.32 F, a Height District change from Height District 1 to Height District 2;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50,000 square feet or more of non-residential uses;
5. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use permit for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within four restaurant and bars;
6. Adopt the Conditions of Approval, as modified by the Commission; and
7. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 11:46 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

ADOPTED
CITY OF LOS ANGELES

FEB 24 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**