LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, APRIL 14, 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 April 14, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha 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 Jenna Hornstock and Helen Leung were not in attendance.

Also in attendance were Arthi Varma, Deputy Director, Estineh Mailian, Chief Zoning Administrator and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Denise Otero, Administrative Clerks.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A) and (e)(3)(B)(i), a determination that the 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:	Hornstock, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Estineh Mailian, Chief Zoning Administrator, on behalf of Vince P. Bertoni, Director of Planning, had no report.

- Amy Brothers, Deputy City Attorney, had no report.

- Commission Requests:
  - Commissioner Mack requested initiating dialogue regarding the impacts of development and climate change.

  - Commissioner Perlman requested his concerns be relayed to all Deputy Directors and the Director of Planning regarding the ratio of EV Chargers to electric vehicles; the number of such vehicles is increasing and there is a priority to continue expanding the number of EV chargers.

  - Commissioner Perlman expressed serious concerns for a previous case that came before the City Planning Commission on two occasions and how the Applicant promoted their intent to install Level 3 chargers to gain Project approval and then later requested amendments from City Council to downgrade to Level 2 chargers after the City Planning Commission had acted on the Project.

  - Commissioner Perlman referenced a Los Angeles Times article regarding the Home Sharing Ordinance, inquired about the enforcement process, and asked staff to provide an update.

- Meeting Minutes:
  Commission Vice President Choe moved to approve the Meeting Minutes of March 10, 2022. Commissioner Campbell seconded the motion and the vote proceeded as follows:

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

  Vote: 7 – 0

  MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION
No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT
One speaker addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS
There were no requests for reconsiderations.

ITEM NO. 6a
(CONSENT CALENDAR)

CPC-1990-439-DA-M3
CEQA: EIR No. 1988-0026(SP)(ZC)(PA); SCH. No. 88050420
Plan Area: Chatsworth - Porter Ranch

Council District: 12 – Lee
**Last Day to Act: 05-19-22

PUBLIC HEARING – Completed March 8, 2022

PROJECT SITE: Multiple addresses within the area covered by the Porter Ranch Land Use/Transportation Specific Plan

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Henry Phipps, Planning Assistant, Courtney Shum, City Planner and Milena Zasadzien, Senior City Planner representing the Department.

MOTION:
Commission Vice President Choe moved to approve the consent calendar and put forth the actions below in conjunction with the following Project:

Third Amendment to the 2008 Amended and Restated Development Agreement between the City of Los Angeles and the Porter Ranch Development Company to extend the term of the Development Agreement to December 31, 2026.

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 EIR No. 1988-0026(SP)(ZC)(PA) (SCH No. 88050420), certified on July 10, 1990, as modified by Addenda dated July 2000, September 2000, October 2006, and April 2016; 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 and Recommend, that the City Council approve, pursuant to the California Government Code Sections 65865-68869.5, a Third Amendment to the 2008 Amended and Restated Development Agreement between Porter Ranch Development Company and the City of Los Angeles adopted by Ordinance Nos. 166,068 and 167,523 as well as per Amendments as approved by Ordinance Nos. 171,568, 173,873, 180,084, 183,579, and 185,253; and
3. Adopt the Findings, including Staff's Technical Modification dated April 13, 2022.

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

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

Vote: **7 – 0**

MOTION PASSED

Commission President Millman announced that Item Nos. 7 and 8 would be heard concurrently, but separate motions would be taken.

ITEM NO. 7

VTT-83142-1A Council District: 2 – Krekorian
CEQA: ENV-2020-6951-MND **Last Day to Act: 04-14-22
Plan Area: North Hollywood – Valley Village
Related Case: CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR

PUBLIC HEARING HELD

PROJECT SITE: 5041 – 5057 North Lankershim Boulevard; 11121 West Hesby Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Jessica Jimenez, Planning Assistant, Eric Claros, City Planner and Heather Bleemers, Senior City Planner representing the Department; Sheri Bonstelle, representing the Applicant; and Jordan Sisson, representing the Appellant.

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

Merger of a public alley and the re-subdivision of a 0.62-acre site containing 11 existing lots into one master ground lot and the dedication of a replacement alley.

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-2020-6951-MND, as circulated on August 19, 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 Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Deny the appeal and sustain the Advisory Agency's determination dated January 12, 2022;
3. Approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map (VTT-83142) to allow the subdivision for the merger of a public alley and the re-subdivision of a 0.62-acre site containing 11 existing lots into one master ground lot and the dedication of a replacement alley;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR
CEQA: ENV-2020-6951-MND
Plan Area: North Hollywood – Valley Village Community Plan
Related Case: VTT-83142-1A

Council District: 2 – Krekorian
**Last Day to Act: 04-14-22

PUBLIC HEARING – Completed January 5, 2022

PROJECT SITE: 5041 – 5057 North Lankershim Boulevard; 11121 West Hesby Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Jessica Jimenez, Planning Assistant, Eric Claros, City Planner and Heather Bleemers, Senior City Planner representing the Department; Brook Fain, Applicant and Katherine Casey, representing the Applicant; and Karo Torossian on behalf of Council District 2 representing Councilmember Paul Krekorian.

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:

Demolition of two existing one-story commercial buildings and surface parking lots (a total of eleven lots) and the construction, use, and maintenance of a seven-story, 88-foot-high mixed-use building with 125 hotel guest rooms and 8,900 square feet of restaurant and retail uses, encompassing approximately 108,391 square-feet of total floor area on an approximately 25,021 square foot (0.574-acre) site. The Project will provide a total of 48 bicycle parking spaces, with short term spaces along Lankershim Boulevard and Hesby Street, and long-term spaces located along the hotel's rear entrance and subterranean parking level. Automobile parking will be provided on the ground floor and within one subterranean level of parking, for a total of 85 automobile spaces, including 9 spaces with electric vehicle (EV) charging stations, and 17 spaces that will be EV-ready.

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-2020-6951-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; Found the mitigation measures have been made enforceable conditions on the Project; and Adopted the Mitigated Negative Declaration;
2. Approve and Recommend that the Mayor and City Council adopt, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the North Hollywood – Valley Village Community Plan to amend the land use designation for the lot with Assessor's Parcel No. 2353010017, located at 11121 West Hesby Street (Lot FR 6 of Tract 7153) from High Medium Residential to Community Commercial land use;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change as follows:
   a. Vesting Zone Change from the R4 Zone to the (T)(Q)C4 Zone for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153); and
   b. Height District Change from Height District 1 to Height District 2D across the entire project site. The proposed D limitation will allow a total floor area of approximately 108,391 square-feet (4:35:1 FAR) for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2;
4. Deny, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a 19 percent increase in density for a total of 158 guest rooms (169.3 square feet of lot area per guest room) in lieu of 133 guest rooms (200 square feet of lot area per guest room);
5. Approve, pursuant to LAMC Section 12.24 W.24(a), a Conditional Use Permit to allow a hotel use in a C4 Zone located within 500 feet of an R Zone;

6. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a hotel with two restaurants;
7. 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 guest rooms;
8. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated April 12, 2022; and
9. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9

DIR-2018-6634-TOC-1A Council District: 1 – Cedillo
CEQA: ENV-2018-6635-CE **Last Day to Act: 04-14-22
Plan Area: Silver Lake – Echo Park – Elysian Valley

PUBLIC HEARING REQUIRED

PROJECT SITE: 1251 – 1259 West Sunset Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Stephanie Escobar, Planning Assistant and Heather Bleemers, Senior City Planner representing the Department.

MOTION:
Commissioner Dake Wilson moved to continue the item to a date certain of July 14, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 1

MOTION PASSED

ITEM NO. 10

DIR-2021-6289-TOC-HCA-1A Council District: 10 – Wesson
CEQA: ENV-2021-6290-CE **Last Day to Act: 04-30-22
Plan Area: West Adams – Baldwin Hills – Leimert

PUBLIC HEARING HELD

PROJECT SITE: 2853 South West Boulevard; 4505 – 4511 West 29th Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Eric Claros, City Planner and Heather Bleemers, Senior City Planner representing the Department.

MOTION:
Commissioner López-Ledesma moved to continue the item to a date certain of July 14, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 2 – 5

MOTION FAILED

ITEM NO. 10

<u>DIR-2021-6289-TOC-HCA-1A</u>
CEQA: ENV-2021-6290-CE
Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson
**Last Day to Act: 04-30-22

PUBLIC HEARING HELD

PROJECT SITE: 2853 South West Boulevard; 4505 – 4511 West 29th Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Eric Claros, City Planner and Heather Bleemers, Senior City Planner representing the Department;

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 three duplexes and the construction, use, and maintenance of a six-story, 22-unit residential building inclusive of two units reserved for Extremely Low-Income Households, two units reserved for Very Low-Income Households, and one unit reserved for Low Income Households. The proposed building will encompass approximately 23,866 square feet of floor area, resulting in a FAR of 3.63 to 1, and rise to a maximum building height of 67 feet.

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 29, 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'sdetermination dated December 6, 2021;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 22 dwelling units, including two dwelling units reserved for Extremely Low-Income (ELI) Households, two dwelling units reserved for Very Low-Income (VLI) Households, and one unit reserved for Low Income (LI) Households 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 69 percent to allow a maximum residential density of 22 units in lieu of 13 dwelling units otherwise allowed;
b. Floor Area Ratio (FAR). Increase in FAR by up to 50 percent to allow a FAR of up to 3.63:1, in lieu of an FAR of 3:1 otherwise allowed; and
c. Parking. Provide automobile parking at a ratio of 0.5 parking spaces per residential unit to allow a minimum of 11 parking spaces, in lieu of 35 parking spaces otherwise required;

Additional Incentives:

d. Yard/Setback. A 30 percent reduction in two side yard setbacks to allow side yard setbacks of six feet four inches, in lieu of the of the nine feet otherwise required;
e. Open Space. A 25 percent reduction in Open Space requirement to allow 2,431 square feet of Open Space, in lieu of 2,950 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 allowed; and

4. Adopt the Conditions of Approval; and
5. 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: Hornstock, Leung

Vote: 7 – 0

There being no further business before the Commission, President Millman adjourned the meeting at 11:18 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
JUN 09 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE