

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL MINUTES**  
THURSDAY, APRIL 28, 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](http://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 28, 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, Helen Leung, Yvette López-Ledesma and Dana Perlman.

Commissioners Jenna Hornstock, Karen Mack and Renee Dake Wilson were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber and Arthi Varma, Deputy Directors, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Linda Lou, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Diego Vazquez, Administrative Clerks.

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At approximately 8:35 a.m. Commissioner Jenna Hornstock joined the Zoom webinar/teleconference meeting.

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

**Vote: 7 – 0**

**MOTION PASSED**

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## ITEM NO. 2

### **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Vince P. Bertoni, Director of Planning, had no report.
  - Harold Arrivillaga, Management Analyst, on behalf of the City's Community Investment for Families Department, shared a brief announcement regarding outreach meetings for Housing & Community Development Funds and Federal Grants.
- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:  
Commissioner Hornstock moved to approve the Meeting Minutes of February 24, 2022 and March 24, 2022. Commission Vice President Choe seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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## ITEM NO. 3

### **NEIGHBORHOOD COUNCIL PRESENTATION**

No speakers addressed the Commission during Neighborhood Council presentations.

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## ITEM NO. 4

### **GENERAL PUBLIC COMMENT**

One speaker addressed the Commission during general public comment.

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## ITEM NO. 5

### **RECONSIDERATIONS**

There were no requests for reconsiderations.

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## ITEM NO. 6

### **CONSENT CALENDAR**

There were no items on the consent calendar.

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At approximately 8:51 a.m. Commissioner Mack joined the Zoom webinar/teleconference meeting.

Before proceeding with Item No. 7, Commission President Millman and Commissioner Hornstock confirmed, on the record, that they listened to the audio for the previous meeting of March 10, 2022.

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**ITEM NO. 7**

**DIR-2020-3912-TOC-CCMP-VHCA-1A**

CEQA: ENV-2020-3913-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

\*\*Last Day to Act: 04-28-22

Continued from: 03-10-22

**PUBLIC HEARING HELD**

**PROJECT SITE:** 6324, 6328, 6314, 6316, 6312, 6320, 6326 East Garvanza Avenue;  
141 North Avenue 64

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Nicole Sanchez, City Planner and Jane Choi, Principal City Planner representing the Department; Todd Nelson, representing the Applicant; Amy Minter, representing the Appellant; Anna Vidal, Spanish Interpreter, and Emma Howard on behalf of Council District 14 representing Councilmember Kevin de León.

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At approximately 10:25 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 10:30 a.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack and Perlman in attendance.

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**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:

Removal of an existing surface parking lot and the development of 33 multi-family dwelling units and 1,910 square feet of commercial floor area in a proposed three-story, 39 feet, six inches tall building over two levels of subterranean parking. The total proposed floor area for the mixed-use development is 59,029 square feet.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332, Class 32 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Deny the appeal in part and grant the appeal in part, sustain the Planning Director's Determination dated September 16, 2021;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 1 project, totaling 33 dwelling units, reserving three units for Extremely Low-Income Household occupancy for a period of 55 years, with the following three Base Incentives:
  - a. A 50-percent increase in residential density to allow a total of 33 units in lieu of 22 base units;
  - b. A 40-percent increase in floor area or a 2.75:1 FAR (whichever is greater) in lieu of a 1.5:1 FAR;
  - c. A parking reduction to allow 0.5 spaces per bedroom in lieu of two spaces per bedroom; and
  - d. An Additional Incentive for height. The Additional Incentive for height allows one-story or 11 feet to allow a maximum height of three stories or 41 feet in lieu of the two -stories or 30 feet as otherwise allowed per Height District 1XL;

4. Approve with Conditions, pursuant to LAMC Section 12.20.3.L and the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) Ordinance 169,776, a Certificate of Compatibility within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) for the removal of an existing surface parking lot and billboard, and the development of a three story mixed-use building with 33 multi-family dwelling units, two levels of subterranean parking, and 1,910 square feet of ground floor commercial floor area;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical modifications dated April 25, 2022; and
6. Adopt the Findings, as amended by the Commission.

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

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

**Vote: 8 – 0**

**MOTION PASSED**

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At approximately 11:00 a.m. Commission Vice President Choe left the Zoom webinar/teleconference meeting.

Before proceeding with Item No. 8, Commission President Millman re-opened Item No. 7 for reconsideration to correct the previous adopted motion.

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**ITEM NO. 7**

**DIR-2020-3912-TOC-CCMP-VHCA-1A**

CEQA: ENV-2020-3913-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

\*\*Last Day to Act: 04-28-22

Continued from: 03-10-22

**PROJECT SITE:** 6324, 6328, 6314, 6316, 6312, 6320, 6326 East Garvanza Avenue;  
141 North Avenue 64

**MOTION:**

Commission President Millman moved to reconsider Item No. 7. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

**DIR-2020-3912-TOC-CCMP-VHCA-1A**

CEQA: ENV-2020-3913-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de León

\*\*Last Day to Act: 04-28-22

Continued from: 03-10-22

**PUBLIC HEARING HELD**

**PROJECT SITE:** 6324, 6328, 6314, 6316, 6312, 6320, 6326 East Garvanza Avenue;  
141 North Avenue 64

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Nicole Sanchez, City Planner and Jane Choi, Principal City Planner representing the Department; Todd Nelson, representing the Applicant; Amy Minter, representing the Appellant; Anna Vidal, Spanish Interpreter, and Emma Howard on behalf of Council District 14 representing Councilmember Kevin de León.

**MOTION:**

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with modifications and amendments, including the adoption of Design No. 3, as stated on the record:

Removal of an existing surface parking lot and the development of 33 multi-family dwelling units and 1,910 square feet of commercial floor area in a proposed three-story, 39 feet, six inches tall building over two levels of subterranean parking. The total proposed floor area for the mixed-use development is 59,029 square feet.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332, Class 32 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Deny the appeal in part and grant the appeal in part, sustain the Planning Director's Determination dated September 16, 2021;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 1 project, totaling 33 dwelling units, reserving three units for Extremely Low-Income Household occupancy for a period of 55 years, with the following three Base Incentives:
  - a. A 50-percent increase in residential density to allow a total of 33 units in lieu of 22 base units;
  - b. A 40-percent increase in floor area or a 2.75:1 FAR (whichever is greater) in lieu of a 1.5:1 FAR;
  - c. A parking reduction to allow 0.5 spaces per bedroom in lieu of two spaces per bedroom; and
  - d. An Additional Incentive for height. The Additional Incentive for height allows one-story or 11 feet to allow a maximum height of three stories or 41 feet in lieu of the two -stories or 30 feet as otherwise allowed per Height District 1XL;
4. Approve with Conditions, pursuant to LAMC Section 12.20.3.L and the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) Ordinance 169,776, a Certificate of Compatibility within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) for the removal of an existing surface parking lot and billboard, and the development of a three story mixed-use building with 33 multi-family dwelling units, two levels of subterranean parking, and 1,910 square feet of ground floor commercial floor area;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical modifications dated April 25, 2022; and
6. Adopt the Findings, as amended by the Commission.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

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At approximately 11:00 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 11:05 a.m. with Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack and Perlman in attendance.

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Before proceeding with Item Nos. 8, 9, 10 and 11, Commission President Millman and Commissioner Hornstock confirmed, on the record, that they listened to the audio for the previous meeting of March 10, 2022.

Commission President Millman announced that Item Nos. 8, 9, 10 and 11 would be heard concurrently, but separate motions would be taken.

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**ITEM NO. 8**

**DIR-2017-4167-PUB-CDP-SPP-1A**

CEQA: Venice Auxiliary Pumping Plant Project Final EIR  
SCH No. 2015111038

Plan Area: Venice

Related Cases: ZA-2017-3950-ZAA-1A;  
DIR-2017-4173-CDP-SPP-1A; ZA-2017-3953-CU-1A

Council District: 11 – Bonin

**\*\*Last Day to Act: 05-06-22**

Continued from: 03-10-22

**PROJECT SITE:** 3813 and 3817 South Esplanade; 133 and 139 East Hurricane Street

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Department; and Jason Douglas on behalf of Council District 11 representing Councilmember Mike Bonin.

**MOTION:**

Commission President Millman moved to continue the item to a date certain of August 11, 2022. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 9**

**ZA-2017-3950-ZAA-1A**

CEQA: Venice Auxiliary Pumping Plant Project Final EIR  
SCH No. 2015111038

Plan Area: Venice

Related Cases: DIR-2017-4167-PUB-CDP-SPP-1A;  
DIR-2017-4173-CDP-SPP-1A; ZA-2017-3953-CU-1A

Council District: 11 – Bonin

\*\*Last Day to Act: 05-06-22

Continued from: 03-10-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3813 and 3817 South Esplanade; 133 and 139 East Hurricane Street

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Department; and Jason Douglas on behalf of Council District 11 representing Councilmember Mike Bonin.

**MOTION:**

Commissioner Perlman moved to continue the item to a date certain of August 11, 2022. Commission President Millman seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 10**

**DIR-2017-4173-CDP-SPP-1A**

CEQA: Venice Auxiliary Pumping Plant Project Final EIR  
SCH No. 2015111038

Related Cases: ZA-2017-3953-CU;  
DIR-2017-4167-PUB-CDP-SPP-1A; ZA-2017-3950-ZAA-1A

Council District: 11 – Bonin

\*\*Last Day to Act: 05-06-22

Continued from: 03-10-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 128 East Hurricane Street; 3913 South Esplanade West

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Department; and Jason Douglas on behalf of Council District 11 representing Councilmember Mike Bonin.

**MOTION:**

Commission President Millman moved to continue the item to a date certain of August 11, 2022. Commissioner Campbell seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 11**

**ZA-2017-3953-CU-1A**

CEQA: Venice Auxiliary Pumping Plant Project Final EIR  
SCH No. 2015111038

Plan Area: Venice

Related Cases: DIR-2017-4173-CDP-SPP-1A;  
DIR-2017-4167-PUB-CDP-SPP-1A; ZA-2017-3950-ZAA-1A

Council District: 11 – Bonin

\*\*Last Day to Act: 05-06-22

Continued from: 03-10-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 128 East Hurricane Street; 3913 South Esplanade West

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Department; and Jason Douglas on behalf of Council District 11 representing Councilmember Mike Bonin.

**MOTION:**

Commission President Millman moved to continue the item to a date certain of August 11, 2022. Commissioner Campbell seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Campbell

Ayes: Hornstock, Leung, Lopez-Ledesma, Mack, Perlman

Absent: Choe, Dake Wilson

**Vote: 7 – 0**

**MOTION PASSED**

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At approximately 12:35 p.m. Commissioner Perlman left the Zoom webinar/teleconference meeting.

Commission President Millman announced that Item Nos. 12 and 13 would be heard concurrently, but separate motions would be taken.

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**ITEM NO. 12**

**ZA-2021-9890-ZV-1A**

CEQA: ENV-2017-4735-MND

Plan Area: Central City North

Related Case: CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV-RDP-SPR

Council District: 14 – de León

\*\*Last Day to Act: 04-28-22

**PUBLIC HEARING HELD**

**PROJECT SITE:** 719 – 725 East 5<sup>th</sup> Street

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**



Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Darien Key, Appellant # 1; Charlie Carnow, Appellant # 2; Elizabeth Peterson, representing the Applicant; Robert Galardi, Director of Enforcement Operations, Los Angeles Housing Department.

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At approximately 1:21 p.m. Commissioner Hornstock left the Zoom webinar/teleconference meeting.

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**MOTION:**

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

Use and maintenance of a 42-room apartment hotel in the M2-2D Zone.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration (Case No. ENV-2017-4735-MND), as circulated on February 11, 2021, and the subsequent Erratum to the 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. Deny the appeal and sustain the Zoning Administrator's Determination dated March 17, 2022;
3. Approve, pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from LAMC Section 12.21 A.4 to allow an apartment hotel use with 42 rooms in the M2-2D Zone;
4. Adopt Staff's Technical Modification dated April 25, 2022;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 13**

**CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV-RDP-SPR**

CEQA: ENV-2017-4735-MND  
Plan Area: Central City North  
Related Case: ZA-2021-9890-ZV-1A

Council District: 14 – de León  
\*\*Last Day to Act: 04-28-22

**PUBLIC HEARING HELD**

**PROJECT SITE:** 2053 – 2059 East 7th Street

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Elizabeth Peterson, representing the Applicant; and Robert Galardi, Director of Enforcement Operations, Los Angeles Housing Department.

**MOTION:**

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

One-story addition to an existing, 14,910 square-foot, three-story hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five inches and a total floor area of 67,615 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels. The existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration (Case No. ENV-2017-4735-MND), as circulated on February 11, 2021, and the subsequent Erratum to the 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 Charter Sections 555, 556, and 558 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City North Community Plan to change the Community Plan land use designation from Heavy Manufacturing to Regional Center Commercial for the subject property;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Sections 12.32 D and 12.32 Q, a Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO Zone;
4. 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 in-room mini-bars, the ground floor lobby, art studio/gallery and bar, 2nd-3rd floor art gallery, 4th floor art gallery, café and bar, and the 13th and 15th floor restaurant and bar all with daily operating hours from 7:00 a.m. to 2:00 a.m. indoors and 7:00 a.m. to 11:00 p.m. outdoors and occasional live entertainment;
5. Approve, pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to permit public dancing in conjunction with the operation of restaurants and/or bars in the C2 Zone;
6. Approve, pursuant to LAMC Section 12.27, a Variance from LAMC Section 12.21 A.4 to allow zero on-site parking spaces in lieu of 56 required parking spaces;
7. Approve, pursuant to LAMC Section 12.28 A, a Zoning Administrator's Adjustment to maintain an existing non-conforming four-foot western side yard setback for the 2nd and 3rd floors of the existing building; to allow a three-foot rear yard setback, in lieu of a 20-foot rear yard setback, for the hotel addition; and allow an 11-foot western side yard setback, in lieu of a 16-foot side yard setback for the new hotel addition on the 5th through 15th floors;
8. Approve, pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance Review for development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO);
9. Approve, pursuant to LAMC Section 16.50, a Site Plan Review for a proposed hotel containing more than 50 guest rooms;
10. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical modifications dated April 25, 2022; and
11. Adopt the Findings.

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

Moved: Millman  
Second: Lopez-Ledesma

Ayes: Campbell, Leung, Mack  
Absent: Choe, Hornstock, Perlman, Dake Wilson

**Vote: 5 – 0**

**MOTION PASSED**

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Before adjourning the meeting, Commission President Millman re-opened Item No. 12 for reconsideration to correct the previous adopted motion.

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**ITEM NO. 12**

**ZA-2021-9890-ZV-1A**

CEQA: ENV-2017-4735-MND

Plan Area: Central City North

Related Case: CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV- RDP-SPR

Council District: 14 – de León

**\*\*Last Day to Act: 04-28-22**

**PROJECT SITE:** 719 – 725 East 5<sup>th</sup> Street

**MOTION:**

Commission President Millman moved to reconsider Item No. 12. Commissioner Campbell seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 12**

**ZA-2021-9890-ZV-1A**

CEQA: ENV-2017-4735-MND

Plan Area: Central City North

Related Case: CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV- RDP-SPR

Council District: 14 – de León

**\*\*Last Day to Act: 04-28-22**

**PUBLIC HEARING HELD**

**PROJECT SITE:** 719 – 725 East 5<sup>th</sup> Street

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Darien Key, Appellant # 1; Charlie Carnow, Appellant # 2; Elizabeth Peterson, representing the Applicant; Robert Galardi, Director of Enforcement Operations, Los Angeles Housing Department.

**MOTION:**

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with modifications, specifically, to reflect that units fall under the Rent Stabilization Ordinance (RSO), as stated on the record:

Use and maintenance of a 42-room apartment hotel in the M2-2D Zone.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration (Case No. ENV-2017-4735-MND), as circulated on February 11, 2021, and the subsequent Erratum to the 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. Deny the appeal in part and grant the appeal in part, sustain the Zoning Administrator's Determination dated March 17, 2022;
3. Approve, pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from LAMC Section 12.21 A.4 to allow an apartment hotel use with 42 rooms in the M2-2D Zone;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated April 25, 2022; and
5. Adopt the Findings.

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

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

**Vote: 5 – 0**

**MOTION PASSED**

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There being no further business before the Commission, President Millman adjourned the meeting at 2:00 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

**JUL 14 2022**

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE