LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 12, 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 May 12, 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, Jenna Hornstock, Helen Leung, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Arthi Varma and Shana M. M. Bonstin, Deputy Directors, 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:
Commission Vice President Choe 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 Dake Wilson seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, provided an update regarding the Housing Element.
- Amy Brothers, Deputy City Attorney, reported on a challenge on behalf of the AIDS Healthcare Foundation regarding a mixed-use project for the former Amoeba site which came before the City Planning Commission in March 2019. The appellate court rejected the challenge on two grounds and upheld the project approval.
- There were no Commission requests.
- The Meeting Minutes of April 14, 2022 were postponed.

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

ADVISORY NOTICE: ABOVE-GRADE PARKING

Council District: ALL
CEQA: N/A
Last Day to Act: N/A
Plan Area: Citywide

PROJECT SITE: Citywide

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Michelle Levy, Senior City Planner and Ken Bernstein, Principal City Planner representing the Department.

MOTION:
Commission President Millman moved to put forth the actions below in conjunction with approval of the following Above-Grade Parking Update with modifications, as stated on the record:

An update to the Advisory Notice to Applicants Relative to Above-Grade Parking. The updated Notice will supersede the existing Notice that has been in effect since October 2016 and last amended on October 24, 2019.

1. Approve, the endorsement of the Advisory Notice to Applicants Relative to Above-Grade Parking, as outlined in Exhibit A;
2. Adopt Staff's Technical Modification dated May 3, 2022;
3. Adopt an additional Modification to the Advisory Notice as Amended by the Commission; and send a letter to the City Council regarding the Commission's efforts on the Advisory Notice, and advising the Council of an intent to align the Advisory Notice with Recode.

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

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

Vote: 9 – 0

MOTION PASSED

At approximately 9:20 a.m. Commissioner Hornstock left the Zoom webinar/teleconference meeting.

ITEM NO. 8

CPC-2020-1619-ZC-HD-CUB-ZV-WDI

Council District: 13 – O'Farrell
CEQA: ENV-2020-1620-ND
**Last Day to Act: 05-14-22
Plan Area: Hollywood

PUBLIC HEARING – Completed March 1, 2022

PROJECT SITE: 6360 – 6366 West Hollywood Boulevard;
1646 North Cosmo Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

More Song, City Planning Associate, Kevin Golden, City Planner and Heather Bleemers, Senior City Planner representing the Department; Jeff Finn, Applicant; and Michael Gonzales, representing the Applicant.

MOTION:
Commission Vice President Choe moved to put forth the actions below in conjunction with approval of the following Project with modifications and amendments, as stated on the record:

Adaptive reuse of the existing four-story historic Palmer office building into a new 57-room boutique hotel. A restaurant, bar, and pool deck are proposed for the rooftop, as well as an approximately 800-square-foot addition on the roof to provide ancillary service spaces for these proposed uses. No other construction and no changes in vehicle parking are proposed.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-1620-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; Found the Negative Declaration reflects the independent judgment and analysis of the City; and Adopted the Negative Declaration;
2. Approve and Recommend, that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from C4-2D-SN to (T)(Q)C2-2D-SN;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed basement bar, a ground floor restaurant/bar/lounge, a mezzanine-level lounge, and a rooftop restaurant/bar/pool deck, all in conjunction with a proposed boutique hotel, in the (T)(Q)C2-2D-SN Zone;
4. Approve, pursuant to LAMC Section 12.27, a Zone Variance to permit zero vehicle parking spaces in lieu of the otherwise required vehicle parking spaces required by LAMC Section 12.21.1;
5. Dismiss, pursuant to LAMC Section 12.27, a Zone Variance to permit zero bicycle parking spaces in lieu of the otherwise required bicycle parking spaces required by LAMC Section 12.21.1;
6. Dismiss, pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to waive the dedication and resultant improvement requirements along the Project's street frontage along Cosmo Street and at the intersection of Cosmo Street and Hollywood Boulevard;
7. Adopt the Conditions of Approval, as modified by the Commission; and
8. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 6 – 2

MOTION PASSED

At approximately 10:01 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 10:11 a.m. with Commission Vice President Choe and Commissioners Campbell, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

ITEM NO. 9

CPC-2021-1557-DB-SPR-HCA
CEQA: ENV-2021-1558-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
**Last Day to Act: 05-12-22

PUBLIC HEARING – Completed October 19, 2021

PROJECT SITE: 6007 West Sunset Boulevard (6001 – 6023 West Sunset Boulevard; 1503 – 1517 North Gordon Street; 1506 – 1512 North La Baig Avenue)

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Michelle Carter, City Planning Associate, Kevin Golden, City Planner and Heather Bleemers, Senior City Planner representing the Department; Oliver Baker, Applicant; and Michael Gonzales, representing the Applicant.

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

Demolition of existing structures and the construction, use and maintenance of a new seven-story mixed-use development with 109 dwelling units (including 14 units – 15 percent of the base density set aside for Very Low-Income Households); 14,657 square feet of ground floor commercial uses; and 9,834 square feet of open space. The Project would provide a total of 196 automobile parking spaces within one subterranean and three above ground level of parking and a total of 148 bicycle spaces.

1. Determine, that based on the whole of the administrative record, the Project is exempt from 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 23 percent Density Bonus for a Housing Development with a total of 109 units (with 14 units – 15 percent of the base density set aside for Very Low-Income Households) in lieu of the base density of 90 units; and pursuant to LAMC Sections 12.22 A.25(f)(8) and 12.22 A.25(g)(3), along with the following On-Off Menu Incentives:
   a. An On-Menu Incentive, pursuant to LAMC Section 12.22.A,25(f)(8), to permit density averaging and vehicular access from a more restrictive to a less restrictive zone;
   b. An Off-Menu Incentive, pursuant to LAMC Section 12.22.A.25(g)(3), to permit a 3:1 FAR (Floor Area Ratio) in lieu of the otherwise permitted 1.5:1 FAR in the C4-1-SN Zone; and
   c. An Off-Menu Incentive, pursuant to LAMC Section 12.21 G, to permit a 22 percent reduction in the required open space;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 10, 2022; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 8 – 0

MOTION PASSED

At approximately 9:20 a.m. Commissioner Hornstock rejoined the Zoom webinar/teleconference meeting.

ITEM NO. 10

<u>CPC-2021-2221-CU-SPP</u>
CEQA: ENV-2021-2223-CE
Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez
**Last Day to Act: 05-26-22

PUBLIC HEARING – Completed January 24, 2022

PROJECT SITE: 7331 West Valmont Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and Matt Goulet, representing the Applicant.

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:

Conversion of an existing 2,891 square-foot, six-bed Congregate Living Health Facility (CLHF) into a 12-bed facility in the RD2-1 Zone and in the Foothill Boulevard Corridor Specific Plan area with a 50 percent reduction in required parking. An existing unpermitted laundry room at the rear of the existing carport is proposed for demolition.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) 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.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the use and maintenance of a 12-bed sanitarium/congregate living health facility in the RD2-1 Zone;
3. Approve, pursuant to LAMC Section 12.21 A.4(u), a 50 percent reduction in required on-site parking, to provide three spaces in lieu of six spaces;
4. Approve, pursuant to LAMC Section 11.5.7 C.1, a Project Permit Review for compliance with the Foothill Boulevard Corridor Specific Plan;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

At approximately 11:26 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 11:32 a.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

At approximately 11:28 a.m. Amy Brothers, Deputy City Attorney, left the Zoom webinar/teleconference meeting and Donna Wong, Deputy City Attorney, joined for the remainder of the meeting.

Commission President Millman announced that Item Nos. 11 and 12 would be heard concurrently, but separate motions would be taken.

ITEM NO. 11

VTT-83550-CN-1A Council District: 10 – Wesson
CEQA: ENV-2021-6879-SCEA **Last Day to Act: 05-12-22
Plan Area: West Adams – Baldwin Hills – Leimert
Related Case: CPC-2021-6877-DB-SPR-CUB

PUBLIC HEARING HELD

PROJECT SITE: 3401 South La Cienega Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Kyle Winston, City Planning Associate, Sergio Ibarra, City Planner, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Matt Goulet, representing the Applicant; and Hakeem Parke-Davis on behalf of Council District 10 representing Councilmember Herb Wesson.

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:

Subdivision of one lot totaling 153,608 square feet into one ground lot and four airspace lots, with one of the airspace lots to have up to 260 residential condominium units, along with a waiver of the required two-foot dedication for sidewalk widening purposes along South La Cienega Boulevard; and a Haul Route for the export of approximately 170,000 cubic yards of soil in the CM-2D-CPIO Zone.

1. Find, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2021-6879-SCEA (“SCEA”), and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Project is a transit priority project pursuant to PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG’s 2020-2045 RTP/SCS Program EIR, the West Adams-Baldwin Hills-Leimert Community Plan EIR, and the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) Mid-City Redevelopment Plan EIR; Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the

City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA;
2. Deny the appeal and sustain the Deputy Advisory Agency's Determination dated March 21, 2022;
3. Approve, pursuant to Sections 17.06 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map to subdivide the Property into five airspace lots with one of the airspace lots to have up to 260 residential condominium units, along with a waiver of the required two-foot dedication for sidewalk widening purposes along South La Cienega Boulevard; and a Haul Route for the export of approximately 170,000 cubic yard of soil;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated May 9, 2022; and
5. Adopt the Findings.

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

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

Vote: 9 – 0

ITEM NO. 12

CPC-2021-6877-DB-SPR-CUB Council District: 10 – Wesson
CEQA: ENV-2021-6879-SCEA **Last Day to Act: 05-12-22
Plan Area: West Adams – Baldwin Hills – Leimert
Related Case: VTT-83550-CN-1A

PUBLIC HEARING – Completed February 24, 2022

PROJECT SITE: 3401 South La Cienega Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Kyle Winston, City Planning Associate, Sergio Ibarra, City Planner, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Matt Goulet, representing the Applicant; and Hakeem Parke-Davis on behalf of Council District 10 representing Councilmember Herb Wesson.

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

A new 460,824 square-foot mixed-use residential and commercial development, including one Residential Building and one Commercial Building on a site totaling approximately 3.53 acres. The approximately 230,412 square-foot Residential Building contains 260 residential dwelling units for rent; 22 units are reserved for Very Low-Income households and seven units are reserved for workforce housing within a 149-feet six-inches tall Residential Building up to 13 stories high on the western portion of the Project Site. The approximately 230,412 square-foot Commercial Building includes 2,869 square feet of ground floor retail within a 92-foot-tall Commercial Building (office and ground floor retail) up to six stories high on the eastern end of the Project Site. The Project proposes up to 785 parking spaces, including 130 residential and 242 commercial parking spaces. The 413 remaining spaces would be unassigned and available for residential or commercial uses.

1. Find, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2021-6879-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the Project will have a significant effect on the

environment; Find that the City Planning Commission held a hearing on and adopted the SCEA on May 12, 2022, pursuant to PRC Section 21155.2(b); Find the Project is a transit priority project pursuant to PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG's 2020-2045 RTP/SCS Program EIR, the West Adams-Baldwin Hills-Leimert Community Plan EIR, and the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) Mid-City Redevelopment Plan EIR; Found all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Found the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA;

2. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, for a project totaling 260 dwelling units, including 22 dwelling units for Very Low-Income household occupancy and an additional seven units as workforce housing for a period of 55 years, with the following two Off-Menu Incentives and waivers:
   a. An Off-Menu Incentive to allow up to 92 feet in height in lieu of 75 feet for the commercial building and 149-feet six-inches in height in lieu of 75 feet for the residential building (excluding architectural features and mechanical, solar, and other structures); and
   b. An Off-Menu Incentive to exceed the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay's (CPIO) cap on parking (limiting parking to 50 percent of the LAMC minimum parking requirements) to allow up to 785 parking stalls in lieu of the otherwise maximum parking total of 453 parking stalls;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption for one commercial establishment, with incidental sale of beer and wine for off-site consumption only in conjunction with a restaurant use;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates more than 50 dwelling units and over 50,000 square feet of commercial floor area;
5. Adopted the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 9, 2022; and
6. Adopted the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES
JUL 14 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business before the Commission, President Millman adjourned the meeting at 1:16 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