LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 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.** 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 July 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, Jenna Hornstock, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson in attendance.

Commissioner Helen Leung was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber and Shana M. M. Bonstin Deputy Directors, and Amy Brothers, 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.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Election of Officers
  Commission Vice President Choe nominated Samantha Millman for Commission President. Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

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

  Vote: 8 – 0

  MOTION PASSED

  Commission President Millman nominated Caroline Choe for Commission Vice President. Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

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

  Vote: 8 – 0

  MOTION PASSED

- Vince P. Bertoni, Director of Planning, had no report.

- Amy Brothers, Deputy City Attorney, provided an update regarding a challenge of the West Los Angeles Area Planning Commission’s approval of a mixed-use project in Venice. The Project involves a 78-room hotel, four dwelling units and retail and office space. The court rejected the Petitioner’s challenges in which they alleged the Project violated CEQA, the Zoning Code and the Venice Specific Plan.

- There were no Commission requests.

- The Meeting Minutes of June 9, 2022, June 23, 2022 and July 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

Several 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-2020-1946-GPA-ZC-HD-CU-SPR-RDP Council District: 2 – Krekorian
CEQA: ENV-2020-1947-MND **Last Day to Act: 07-14-22
Plan Area: North Hollywood – Valley Village

PUBLIC HEARING REQUIRED

PROJECT SITE: 5256 – 5272 North Vineland Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Kevin Golden, City Planner, and Estineh Mailian, Chief Zoning Administrator, representing the Department.

MOTION:
Commissioner Perlman moved to continue the item to a date certain of August 11, 2022. Commissioner López-Ledesma seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 8

CPC-2021-2908-ZC-HD-ZAD-WDI-SPR Council District: 5 – Koretz and 13 – O'Farrell
CEQA: ENV-2021-2909-MND **Last Day to Act: 08-01-22
Plan Area: Hollywood

PUBLIC HEARING – Completed March 30, 2022

PROJECT SITE: 6101 – 6117 West Melrose Avenue; 713 – 735 North Seward Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
David Woon, Planning Assistant, Kevin Golden, City Planner and Estineh Mailian, Chief Zoning Administrator, representing the Department; Jerry Neuman and Matt Nichols, representing the Applicant;

Dylan Sittig on behalf of Council District 5 representing the office of Councilmember Paul Koretz; and Craig Bullock on behalf of Council District 13 representing the office of Councilmember Mitch O'Farrell.

MOTION:
Commissioner Perlman 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 an existing one-story commercial building and surface parking lot, and the construction, use, and maintenance of a 67,889 square-foot, five-story office-retail building. The Project will include 67,242 square feet of office space and 647 square feet of retail space, and the building will rise to a maximum height of approximately 77 feet and nine inches (73 feet and six inches to the top of the parapet). The Project will provide 168 vehicular parking spaces and 26 bicycle parking spaces on the ground floor and two subterranean levels. With the addition of the existing building floor area that will remain on Lots 18-20 (developed with two, two-story commercial buildings) the Project proposes a Floor Area Ratio (FAR) of 1.88 to 1.

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-2021-2909-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 City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from C4-1XL and CM-1VL to (T)(Q)CM-2D for Lots 21-23 of the project site;
3. Dismiss, pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination to allow the project to exceed the maximum Transitional Height requirement otherwise permitted by the provisions of LAMC Section 12.21.1 A.10, for a maximum building height of 77 feet and nine inches;
4. Approve, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvement to waive a three-foot street widening along Seward Street;
5. Deny, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvement to waive a three-foot dedication along Melrose Avenue and a 15-foot and 15-foot corner cut or 20-foot radius property line return at the intersection of Melrose Avenue and Seward Street, in accordance with Avenue II standards, and a five-foot dedication along Seward Street, in accordance with Local Street standards;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of 50,000 square feet or more of nonresidential floor area;
7. Adopt the Conditions of Approval, as Modified by the Commission, including both Technical Modifications dated July 27, 2022; and
8. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 8 – 0

MOTION PASSED

At approximately 10:42 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 10:52 a.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

President Millman announced that Item No. 10 would be taken out of order.

ITEM NO. 10

DIR-2021-10084-TOC-HCA-1A
CEQA: ENV-2021-10085-CE
Plan Area: Hollywood

Council District: 4 – Raman
**Last Day to Act: 07-23-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 4544 West Los Feliz Boulevard; 2140 North Rodney Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Oliver Netburn, City Planner, and Estineh Mailian, Chief Zoning Administrator representing the Department.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 9

CPC-2020-3140-CU-MCUP-DB-SPR-HCA
CEQA: ENV-2020-3141-SCPE; Council File No. 22-0297
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O'Farrell
**Last Day to Act: 07-13-22

PUBLIC HEARING – Completed March 16, 2022

PROJECT SITE: 1911 – 1931 West Sunset Boulevard; 1910 – 2018 West Reservoir Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Oliver Netburn, City Planner and Estineh Mailian, Chief Zoning Administrator representing the Department; Tom Warren and Allan Abshez, representing the Applicant; and Craig Bullock on behalf of Council District 13 representing the office of Councilmember Mitch O'Farrell.

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:

Demolition of the existing structures and the construction, use and maintenance of a new, six-story, 166-

unit, mixed-use development with 13,000 square feet of commercial space and 24 units reserved for Very Low-Income Households.

1. Find that the City Council determined at its June 28, 2022 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project Exemption ("SCPE") pursuant to PRC 21155.1;
2. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow an increase in density greater than the maximum permitted under LAMC Section 12.22 A.25, to a total of a 51 percent increase in the base density of 110 units to a density of 166 units;
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus to allow the following three Off-Menu Incentives:
   a. To permit a Floor Area Ratio of 3.75:1 in lieu of the otherwise permitted 1.5:1 FAR;
   b. To permit residential parking at a ratio of 0.5 spaces per dwelling unit; and
   c. To allow an additional 22 feet in height in lieu of the otherwise permitted 45 feet;
4. Approve, pursuant to LAMC 12.24 A.25(g)(3), a Density Bonus to allow the following four Waivers or Modifications of Development Standards:
   a. To utilize any or all RAS3 yard requirements to provide five-foot setbacks within the two side yards in lieu of the otherwise required 11-foot setbacks pursuant to LAMC Section 12.11.C.2;
   b. To allow a reduction in the required open space by 25 percent;
   c. To allow six stories, in lieu of the three-story limitation in the 1VL Height District; and
   d. To allow an additional 20 feet above the maximum height of 67 feet for the elevator structure;
5. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale or dispensing of alcoholic beverages for on- and off-site consumption only within up to five premises;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates 166 dwelling units;
7. Adopt the Conditions of Approval, as Modified by the Commission; and
8. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

At approximately 12:11 p.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 12:16 p.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

ITEM NO. 11

<u>DIR-2021-8567-TOC-HCA-1A</u>
CEQA: ENV-2021-8569-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
**Last Day to Act: 08-28-22

PUBLIC HEARING HELD

PROJECT SITE: 1951 – 1953 South Westwood Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Sophia Kim, City Planner, and Estineh Mailian, Chief Zoning Administrator representing the Department; and Kent Sharp, representing the Appellant.

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

Demolition of an existing 3,760 square foot of commercial building with one residential unit, and the construction, use and maintenance of a new, five-story residential building with 29 multi-family dwelling units including three Extremely Low-Income units. The proposed building will encompass approximately 16,519 square feet in total building area, resulting in a Floor Area Ratio of 2.45 to 1. The Project proposes to provide 23 automobile parking spaces and 3,052 square feet of open space. The Project will reach a maximum height of 67 feet and will maintain five-foot side yard setbacks and a 15-foot rear yard setback.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, 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 partial appeal and sustain the Planning Director's Determination dated April 26, 2022;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), up to a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two incentives for a qualifying Tier 3 project totaling 29 dwelling units, reserving three units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
   a. RAS3 Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone to permit a five foot side yard in lieu of the otherwise required eight foot side yard of the C4-1VL-POD Zone; and
   b. Increased Height and Transitional Height. A height increase of 22 additional feet to permit a maximum building height of 67 feet in-lieu of 45 feet otherwise permitted in the C4-1VL Zone. Utilization of Tier 3 Transitional Height requirements in which the Project's building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: **8 – 0**

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 12:41 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
SEP 08 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE