

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, DECEMBER 13, 2022
(Via Teleconference)

MINUTES OF THE CENTRAL LOS ANGELES AREA 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 “**CENTRAL LOS ANGELES AREA 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 Central Los Angeles Area Planning Commission’s December 13, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Ilissa Gold at 4:31 p.m. with Commissioners DelGado, Lawrence, and Lindgren present. Commissioners Kang was absent.

Also in attendance were Priya Mehendale, Senior City Planner; Parissh Knox, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (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 DelGado 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 President Gold seconded the motion and the vote proceeded as follows:

Moved: DelGado
Second: Gold
Ayes: Lawrence
Absent: Kang, Lindgren

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Senior City Planner Priya Mehendale had the following report:
 - On December 2nd the City Council adopted the Oil and Gas Drilling Ordinance which will prohibit all new oil and gas extractions and will also make existing extraction activities non-conforming uses in all zones in the city. The ordinance would immediately ban oil and gas drilling and will put an end to existing operations after a 20-year amortization period.

- Last week City Council adopted the process and procedures ordinance, which is part of a larger initiative to comprehensively update our zoning code. The ordinance focuses on creating a clear set of administrative procedures for project entitlements and lays the groundwork for more user friendly and a predictable set of zoning regulations.
- This past Thursday, the City Planning Commission recommended approval of the proposed wildlife ordinance. The ordinance adds regulations on developments and hillsides to help preserve wildlife and promote habitat connectivity within the wildlife district. This district covers several hillside communities in the Santa Monica Mountains and also in the Hollywood hills. The next step would be for the draft ordinance to be presented to the City Council for approval. More information about these ordinances can be found on our planning department website at planning.lacity.org

- **Deputy City Attorney Report:** Deputy City Attorney Parissh Knox had no report.

Commissioner Lindgren announced her presence at the meeting and said she was having audio issues.

- **Advance Calendar:** Commissioner Lawrence announced she will be absent from the January 10, 2023 meeting.
- **Commission Requests:** There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no 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

ZA-2017-1083-MCUP-SPP-SPR-1A

CEQA: ENV-2017-1084-EIR
SCH. No. 2017061075
Plan Area: Hollywood

Council District: 13 – O’Farrell

****Last Day to Act: 12-27-22**

PUBLIC HEARING HELD

PROJECT SITE: 5420-5450 West Sunset Boulevard, 1418-1440 North Western Avenue, 1441 North Serrano Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Jonathan Hershey, Associate Zoning Administrator representing the Department; Aidan P. Marshall, Adams, Broadwell, Joseph & Cardozo representing the Appellant; Mark Armbruster, Armbruster Goldsmith & Delvac representing the Applicant.

MOTION:

Commissioner Lindgren put forth the actions below in conjunction with the approval of the following Project:

Demolition of 100,796 square feet of existing floor area, and construction, use, and maintenance of a maximum of 882,246 square-foot mixed-use development consisting of 735 multi-family residential units and up to 95,000 square feet of neighborhood-serving commercial uses on a 6.75-acre site. The proposed uses would be provided within four buildings, up to six stories in height (75 feet), and a maximum Floor Area Ratio of 3:1 within Subarea C of the Vermont/Western TOD Station Neighborhood Area Plan (SNAP) Specific Plan.

1. Find that pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Central Los Angeles Area Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2017-1084-EIR (SCH No. 2017061075) dated August 19, 2021, and the Final EIR, dated July 22, 2022 (5420 Sunset Project EIR), and Erratum dated November 2022, as well as the whole of the administrative record; and:

Certify the following:

- 1) The 5420 Sunset Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- 2) The 5420 Sunset Project EIR was presented to the Central Los Angeles Area Planning Commission as a decision-making body of the lead agency; and
- 3) The 5420 Sunset Project EIR reflects the independent judgment and analysis of the lead agency.

Adopt the following:

- 1) The related and prepared 5420 Sunset Project EIR Environmental Findings;
 - 2) The Statement of Overriding Considerations; and
 - 3) The Modified Mitigation Monitoring Program prepared for the 5420 Sunset Project EIR.
2. Deny the appeal and sustain the Zoning Administrator's determination dated September 27, 2022 with modifications, including the Erratum and Modified Mitigation Monitoring Program;
 3. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Main Conditional Use to authorize the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with one grocery store, in the C2-1 Zone;
 4. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the construction, use, and maintenance of a new mixed-use building consisting of 735 multi-family residential units and up to 95,000 square feet of neighborhood-serving commercial uses with a maximum height of 75 feet, within Subarea C of the Vermont/Western TOD Station Neighborhood Area (SNAP) Specific Plan;
 5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in net increase of 50 or more residential dwelling units;
 6. Adopt the Conditions of Approval; and
 7. Adopt the Findings.

The motion was seconded by Commission President Gold and the vote proceeded as follows:

Moved: Lindgren
Second: Gold
Ayes: DelGado, Lawrence
Absent: Kang

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

ZA-2021-4710-CU-ZV-SPR-1A

CEQA: ENV-2021-4711-MND

Plan Area: Hollywood

Council District: 13 – O'Farrell

**Last Day to Act: 01-02-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 6726-6740 West Sunset Boulevard, 1434-1456 North McCadden Place

IN ATTENDANCE VIA TELECONFERENCE:

Christina Toy Lee, Associate Zoning Administrator, representing the Department; Madeline Brozen (on behalf of Madeline Brozen, Louis Abramson, Spencer Hillman, Ralph Samuel Lehman, Mollie Lehman and John Samuel Stady), Appellant; Sherrie Olson, Permits N More, Inc. representing the Applicant.

MOTION:

Commission President Gold moved to extend the time and continue the item to a date certain of January 10, 2023. Commissioner Lawrence seconded the motion and the vote proceeded as follows:

Moved: Gold
Second: Lawrence
Ayes: DelGado, Lindgren
Absent: Kang

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Ilissa Gold adjourned the meeting at 5:41 p.m.

Ilissa Gold

Ilissa Gold, President

Central Los Angeles Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19) for

Etta Armstrong, Commission Executive Assistant I

Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JAN 24 2023

CITY PLANNING DEPARTMENT
COMMISSION OFFICE