

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 10, 2023 REGULAR MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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The City Planning Commission regular meeting of August 10, 2023 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Samantha Millman called the regular meeting to order at 8:34 a.m. with Commissioners Maria Cabildo, Ilissa Gold, Monique Lawshe, Karen Mack, Jacob Noonan, and Elizabeth Zamora in attendance.

Commission Vice President Caroline Choe and Commissioner Helen Leung were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Shana M. M. Bonstin, Deputy Director, Theodore Irving, Principal City Planner, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Linda Lou, Interim Commission Office Manager, Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Marcos Godoy, Administrative Clerk, and Kiyarra Woodrick, Office Trainee.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no commission requests.
- Meeting Minutes:
Commissioner Noonan moved to approve the Meeting Minutes of February 23, 2023 and March 9, 2023. Commissioner Cabildo seconded the motion and the vote proceeded as follows:

Moved: Noonan
Second: Cabildo
Ayes: Gold, Lawshe, Mack, Millman, Zamora
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

**ITEM NO. 5a
(CONSENT CALENDAR)**

CPC-2023-397-DB-SPR-HCA

CEQA: ENV-2023-398-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 08-27-23

PUBLIC HEARING – Completed June 13, 2023

PROJECT SITE: 1724 West Adams Boulevard (1722 – 1734 West Adams Boulevard)

IN ATTENDANCE:

Trevor Martin, City Planning Associate, Esther Ahn, City Planner, and Courtney Shum, Associate Zoning Administrator representing the Planning Department.

MOTION:

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

Demolition of a single-story, multi-tenant commercial building, and the construction, use, and maintenance of a new five-story residential building, 60 feet in height, containing a total of 90 dwelling units with 10 units reserved for Very Low Income Households. The proposed development will contain approximately 73,603 square feet of floor area, equating to a total Floor Area Ratio (FAR) of approximately 3:1. The Project will provide a total of 7,380 square feet of open space composed of private balconies, a courtyard, terraces, a recreation room, and a gym. The Project will have one subterranean level that will contain a total of 52 vehicle parking stalls, and will provide a total of 76 bicycle parking stalls.

1. Determine, based on the whole of the administrative record that the Project is exempt from 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. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development containing a total of 90 dwelling units, of which 10 units, or 15

percent of the base density, will be set aside for Very Low Income Households, along with the following On- and Off-Menu Incentives:

- a. An On-Menu Incentive to permit up to a maximum 20 percent reduction in the required amount of open space;
 - b. An Off-Menu Incentive to permit a Floor Area Ratio (FAR) of 3:1, in lieu of the otherwise permitted FAR of 1.5:1; and
 - c. An Off-Menu Incentive to permit a 15-foot increase in building height to 60 feet, in lieu of the otherwise permitted 45 feet;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a new residential development resulting in a net increase of 50 or more dwelling units;
 4. Adopt Conditions of Approval; and
 5. Adopt the Findings.

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

Moved: Noonan
Second: Lawshe
Ayes: Cabildo, Gold, Mack, Millman, Zamora
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 6

CPC-2022-8256-CU-DB-PHP-HCA

CEQA: ENV-2022-8256-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 08-10-23

PUBLIC HEARING – Completed March 14, 2023

PROJECT SITE: 12118 – 12134 West Pacific Avenue

IN ATTENDANCE:

Esther Ahn, City Planner, and Courtney Shum, Associate Zoning Administrator representing the Planning Department; and Matthew Hayden, representing the Applicant.

MOTION:

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

Construction, use, and maintenance of a new six-story, 67-foot in height, approximately 94,579 square-foot apartment building containing 74 units, including 11 units set aside for Very Low Income households. The Project proposes to provide 122 on-site vehicular parking spaces and 64 bicycle parking spaces within one at-grade level and one subterranean level.

1. Determine, based on the whole of the administrative record that the Project is exempt from 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. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;

3. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 74 units, of which 11 units, or 25 percent of the base density, will be set aside for Very Low Income households, along with the following On-Menu Incentives and Waiver of Development Standard:
 - a. An On-Menu Incentive to allow a 20 percent reduced front yard setback of 12 feet in lieu of the 15 feet otherwise required;
 - b. An On-Menu Incentive to allow a 20 percent reduced (east) side yard setback of seven feet, three-inches in lieu of the nine feet otherwise required;
 - c. An On-Menu Incentive to allow a 35 percent increase in Floor Area Ratio (FAR) up to 4.05:1 in lieu of the 3:1 otherwise required; and
 - d. A Waiver of Development Standard to permit an increase in building height up to 67 feet in lieu of the 45 feet otherwise required and to allow increased height for portions of a building in a Housing Development project that are within 50 feet of an R1 zoned lot;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Cabildo
Second: Mack
Ayes: Gold, Lawshe, Millman, Noonan, Zamora
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

At approximately 9:30 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 9:35 a.m. with Commissioners Gold, Lawshe, Mack, Noonan and Zamora in attendance.

Commissioner Cabildo left the meeting during the break.

Commission President Millman announced Item Nos. 7 and 8 would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 7

VTT-83478-1A

CEQA: ENV-2021-7332-MND

Plan Area: Hollywood

Related Case: CPC-2021-7331-ZC-HD-VCU-MCUP-SPR

Council District: 13 – Soto-Martinez

Last Day to Act: 08-21-23

PUBLIC HEARING HELD

PROJECT SITE: 5601 – 5673 West Santa Monica Boulevard;
5612 – 5666 West Virginia Avenue; 1110 – 1118 North Wilton Place

IN ATTENDANCE:

More Song, City Planner, and Courtney Shum, Associate Zoning Administrator representing the Planning Department; and Kyndra Casper, representing the Applicant/Appellant.

MOTION:

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

Demolition of an existing commercial building and the construction of a new 510,621-square-foot production studio and creative office campus with a maximum building height of six stories and 93 feet, including 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space, with 981 vehicular parking spaces on-site within two levels of subterranean parking. The Project includes the merger of an existing 11,373-square-foot public alley that runs through the project site, a subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements, in the Hollywood Community Plan.

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-2021-7332-MND, as circulated on May 3, 2023 ("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, and sustain the decision of the Advisory Agency dated June 23, 2023;
3. Approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 83478 (map date-stamped October 29, 2021) located 5601 – 5673 West Santa Monica Boulevard, 5612 – 5666 West Virginia Avenue and 1110 – 1118 North Wilton Place, for a merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven air lots, in the Hollywood Community Plan;
4. Deny, pursuant to LAMC Sections 17.03 and 17.15, a Waiver of Dedications and street widening requirements along Wilton Place and Santa Monica Boulevard in conjunction with the approval of Vesting Tentative Tract Map No. 83478;
5. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated August 8, 2023; and
6. Adopt the Findings.

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

Moved: Millman
Second: Mack
Ayes: Gold, Lawshe, Noonan, Zamora
Absent: Cabildo, Choe, Leung

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2021-7331-ZC-HD-VCU-MCUP-SPR

CEQA: ENV-2021-7332-MND

Plan Area: Hollywood

Related Case: VTT-83478-1A

Council District: 13 – Soto-Martinez

Last Day to Act: 08-21-23

PUBLIC HEARING – Completed May 3, 2023

PROJECT SITE: 5601 – 5673 West Santa Monica Boulevard;
5612 – 5666 West Virginia Avenue; 1110 – 1118 North Wilton Place

IN ATTENDANCE:

More Song, City Planner, and Courtney Shum, Associate Zoning Administrator representing the Planning Department; and Kyndra Casper, representing the Applicant.

MOTION:

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

Demolition of an existing commercial building and the construction of a new 510,621-square-foot production studio and creative office campus with a maximum building height of six stories and 93 feet, including 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space, with 981 vehicular parking spaces on-site within two levels of subterranean parking.

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-2021-7332-MND, 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 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 of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from R4-1VL and C4-1VL to (T)(Q)C4-2D;
3. Approve, pursuant to LAMC Section 12.24 U.14, a Vesting Conditional Use to permit a Major Development Project to allow the construction use and maintenance of 510,621 square feet of film and television production studios, creative offices, retail, and accessory related uses with on-site associated parking;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow:
 - a. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of St Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
 - b. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
 - c. The sale and dispensing of beer and wine on the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats, with hours of operation from 7:30 am to 9:00 pm, daily; and
 - d. The sale and dispensing of alcoholic beverages throughout the site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that results in 50,000 gross square feet or more of non-residential floor area;
6. Adopt the Conditions of Approval, as Modified by the Commission; and
7. Adopt the Findings.

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

Moved: Noonan
Second: Gold
Ayes: Lawshe, Mack, Millman, Zamora

Absent: Cabildo, Choe, Leung

Vote: 6 – 0

MOTION PASSED

At approximately 10:30 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 10:39 a.m. with Commissioners Gold, Lawshe, Mack, Noonan and Zamora in attendance.

Commission President Millman announced Item No. 3 for General Public would be re-opened to allow constituents the opportunity to state their comments on the record.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

There being no further business before the Commission, President Millman adjourned the meeting at 11:20 a.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Caroline Choe, Vice President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUL 11 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**