

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 12, 2023 REGULAR MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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.

The City Planning Commission regular meeting of October 12, 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 8:42 a.m. with Commissioners, Ilissa Gold, Helen Leung, Karen Mack, Jacob Noonan, and Elizabeth Zamora in attendance.

Commission Vice President Monique Lawshe and Commissioners Maria Cabildo and Caroline Choe were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, and Lisa M. Webber Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Marcos Godoy, Administrative Clerk, and Michael Cheatham, Office Trainee.

During the general meeting announcements, it was disclosed that Item No. 10 would not be heard due to loss of quorum.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- There were no commission requests.
- Meeting Minutes:
Commission President Millman moved to approve the Meeting Minutes of April 20, 2023. Commissioner Noonan seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 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.

Before proceeding to open Item Nos. 6 and 7 Commission President Millman announced Commissioner Gold would be recusing herself for both items.

Commission President Millman announced Item Nos. 6 and 7 would be taken out of order and would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 6

VTT-74745-1A

CEQA: ENV-2017-470-EIR (SCH. No. 2017091054)

Plan Area: Central City North

Related Case: CPC-2017-469-GPA-VZC-HD-MCUP-SPR

Council District: 14 – de Leon

Last Day to Act: 10-30-23

PUBLIC HEARING HELD

PROJECT SITE: 900 – 926 East 4th Street; 406 – 414 South Colyton Street;
405 – 423 South Hewitt Street

IN ATTENDANCE:

Bob Babajian, Planning Assistant, Jason McCrea, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Marjan Abubo, representing the Appellant; Edgar Khalatian, representing the Applicant; and Gerald Gubutan on behalf of Councilmember De Leon, representing Council District 14.

MOTION:

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

The merger and re-subdivision of a 1.3-acre site into one ground master lot and 12 airspace lots, and a Haul Route for the export of up to 84,300 cubic yards of soil.

1. Find, pursuant to Section 2108.6 of the Public Resources Code (PRC), that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact

Report for this project which includes the Draft EIR dated May 2022, and the Final EIR, dated July 2023 (4th and Hewitt Project EIR), as well as the whole of the administrative record.

CERTY the following:

- a. The 4th and Hewitt Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 4th and Hewitt Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
- c. The 4th and Hewitt Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPT the following:

- a. The related and prepared 4th and Hewitt Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the 4th and Hewitt Project EIR.
2. Deny the appeal and sustain the decision of the Advisory Agency dated September 1, 2023;
 3. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 74745 for the merger and re-subdivision of a 1.3-acre site into one ground master lot and 12 airspace lots, as shown on the map stamp-dated July 11, 2023, and a Haul Route for the export of up to 84,300 cubic yards of soil;
 4. Adopt the Conditions of Approval, including Staff's Technical Modification dated October 11, 2023; and
 5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

CPC-2017-469-GPA-VZC-HD-MCUP-SPR

CEQA: ENV-2017-470-EIR (SCH. No.2017091054)

Plan Area: Central City North

Related Case: VTT-74745-1A

Council District: 14 – de Leon

Last Day to Act: 10-30-23

PUBLIC HEARING – Completed August 16, 2023

PROJECT SITE: 900 – 926 East 4th Street; 406 – 414 South Colyton Street;
405 – 423 South Hewitt Street

IN ATTENDANCE:

Bob Babajian, Planning Assistant, Jason McCrea, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Edgar Khalatian, representing the Applicant; and Gerald Gubutan on behalf of Councilmember De Leon, representing Council District 14.

MOTION:

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

Construction of an 18-story office building (Office Building) comprised of 8,149 square feet of ground floor restaurant space, 308,527 square feet of office, 16,294 square feet of covered exterior employee common areas and a 3,500 square-foot ground floor courtyard accessible from Colyton Street and Hewitt Street. The Project would total 340,770 square feet of floor area, comprised of an existing 7,800 square-foot building (the bow-truss building) and the new 332,970 square-foot Office Building, on a 1.3-acre lot, for a Floor Area Ratio of 6:1, and a building height of 292 feet to the top of the parapet. Vehicle parking would be provided within three subterranean levels and four levels of above grade parking. Existing on-site improvements consisting of an office building, two storage/garage buildings, and surface parking lots would be demolished to allow for construction of the Project.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified 4th and Hewitt Project EIR No. ENV-2017-470-EIR, SCH No. 2017091054, certified on January 4, 2024; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and Recommend that the City Council adopt, pursuant to the Los Angeles City Charter Section 555 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 land use designation from Heavy Industrial to Regional Commercial;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change and Height District Change from the M3-1-RIO Zone to the (T)(Q)C2-2-RIO Zone;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption for up to six establishments;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of more than 50,000 gross square feet of non-residential floor area;
6. Adopt the Conditions of Approval, including Staff's Technical Modification dated October 11, 2023; and
7. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 9:47 a.m. Commission President Millman announced Commissioner Noonan left the meeting.

At approximately 9:49 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 9:55 a.m. with Commissioners Gold, Leung, Mack, and Zamora in attendance.

Commissioner Gold rejoined the meeting.

Commission President Millman proceeded to open the Consent Calendar. Item No. 5b remained on consent and Item No. 5a was removed from the Consent Calendar.

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

CPC-2023-2664-DB-WDI-VHCA

CEQA: ENV-2023-2665-CE

Plan Area: Hollywood

Council District: 5 – Yaroslavsky

Last Day to Act: 10-30-23

PUBLIC HEARING – Completed August 8, 2023

PROJECT SITE: 951 – 965 North La Cienega Boulevard

IN ATTENDANCE:

David Woon, Planning Assistant, and Heather Bleemers, Senior City Planner, representing the Planning Department.

MOTION:

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

Demolition of two existing commercial buildings and an off-site billboard and the construction, use, and maintenance of a new 59-unit, seven-story mixed use development with seven dwelling units reserved for Very Low Income Households. The Project will encompass a total floor area of 69,838 square feet (61,043 square feet for residential uses and 8,795 square feet for commercial uses) and will have a Floor Area Ratio (FAR) of 3.71:1. The Project will be 78 feet and nine inches in height. A total of 96 non-required parking spaces will be provided. The Project requests a Waiver of Dedication and/or improvement to permit a 15-foot sidewalk easement in lieu of a 15-foot dedication along North La Cienega Boulevard.

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 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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development consisting of a total of 59 dwelling units, of which seven units will be set aside for Very Low Income Households, with the following Off-Menu Incentives and Waiver or Modification of Development Standards:
 - a. An Off-Menu Incentive to increase the maximum Floor Area Ratio (FAR) from 1.5:1 to 3.75:1;
 - b. An Off-Menu Incentive to increase the maximum building height from 45 feet/three-stories to 78 feet and nine inches/seven-stories; and
 - c. A Waiver or Modification of a Development Standard to reduce the rear yard setback from 19 feet to five feet;
3. Approve, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvement to permit a 15-foot sidewalk easement in lieu of a 15-foot dedication along North La Cienega Boulevard;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 5a

CPC-2021-1601-DB-CU-WDI-HCA

CEQA: ENV-2021-1602-CE

Plan Area: Northeast Los Angeles

Council District: 14 – de Leon

Last Day to Act: 10-12-23

PUBLIC HEARING – Completed May 1, 2023

PROJECT SITE: 4221 East Huntington Drive North

IN ATTENDANCE:

Nicole Sanchez, City Planner, Vanessa Soto, Senior City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and Martin Brian, Applicant.

MOTION:

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

Demolition of existing structures and the construction, use, and maintenance of a new, three-story over one basement-story mixed-use building consisting of 437.6 square feet of ground floor commercial and 22 dwelling units for a total of 16,215 square feet. Of the 22 dwelling units, four are proposed for Very Low-Income Households. The proposed project will provide 13 automobile parking spaces across one level of basement parking. Four short-term and 24 long-term bicycle parking spaces will be provided.

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(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 22 dwelling units, reserving four units for Very Low Income occupancy for a period of 55 years, with the following Off Menu Incentives:
 - a. An Off-Menu Incentive for a Floor Area Ratio (FAR) of 1.971:1 in lieu of 1.5:1 as otherwise permitted in the [Q]C2-1 Zone;
 - b. An Off-Menu Incentive to allow a height increase to 49 feet 10 inches in lieu of 45 feet and relief from transitional height requirements of LAMC Section 12.21.1 A.10; and
 - c. An Off-Menu Incentive to permit 13 automobile parking spaces in lieu of the required 22;
3. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a 92.5 percent increase in density, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.25;
4. Approve, pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to provide a zero foot dedication along Moonstone Drive in lieu of a 10 foot dedication, to provide a zero foot dedication along Huntington Drive in lieu of a three foot dedication, and to provide a 15 foot curved corner radius in lieu of 20 feet;
5. Deny, pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvement to provide a 15 foot curved corner radius in lieu of a 20 foot curved corner radius or 15 foot by 15 foot cut corner;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

Moved: Millman

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

DIR-2021-6050-TOC-HCA-1A

CEQA: ENV-2021-6051-CE

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

Last Day to Act: 10-12-23

PUBLIC HEARING HELD

PROJECT SITE: 810 South Wilton Place

IN ATTENDANCE:

Griselda Gonzalez, City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; Adrian Yun, Appellant; and Jordan Beroukhim, representing the Applicant.

MOTION:

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

Demolition of a single-family dwelling unit and construction of a new four-story, 56-foot tall, 14-unit residential building (including two units reserved for Very Low-Income). The Project proposed a Floor Area Ratio (FAR) of 2.6:1 totaling approximately 11,859 square feet of floor area. The Project provides 14 parking spaces and 16 bicycle parking spaces located within one 'at grade' and one subterranean parking level. The Project will also provide 1,710 square feet of open space and the grading and export of approximately 4,250 cubic yards of soil.

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 appeal and sustain the Planning Director's Determination dated February 21, 2023;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project totaling 14 dwelling units, reserving two units for Very Low Income Household occupancy for a period of 55 years, with the following requested Additional Incentives:
 - a. A reduction in the minimum northerly and southerly side yard setbacks to permit five feet seven inches, in lieu of seven feet as otherwise required by LAMC Section 12.10 C2; and
 - b. An 11-foot increase in the building height, allowing 56 feet in lieu of the maximum 45 feet per the R3-1 Zone otherwise required under LAMC Section 12.21.1;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

Commission President opened and closed Item No. 9 to correct previous motion made for Item No. 8.

ITEM NO. 9

DIR-2023-1240-TOC-VHCA-1A

CEQA: ENV-2023-1241-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Yaroslavsky

Last Day to Act: 10-12-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 3751 South Delmas Terrace

Commission President Millman re-opened Item No. 8 to correct the previous motion presented. Commission President corrected the item number in her motion.

ITEM NO. 8

DIR-2021-6050-TOC-HCA-1A

CEQA: ENV-2021-6051-CE

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

Last Day to Act: 10-12-23

MOTION:

Commission President Millman moved to put forth the corrected motion reflecting Item No. 8 and Commissioner Zamora seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Zamora

Ayes: Gold, Leung, Mack

Absent: Cabildo, Choe, Lawshe, Noonan

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

DIR-2023-1240-TOC-VHCA-1A

CEQA: ENV-2023-1241-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Yaroslavsky

Last Day to Act: 10-12-23

PUBLIC HEARING HELD

PROJECT SITE: 3751 South Delmas Terrace

IN ATTENDANCE:

Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Melanie, representing the Appellant.

MOTION:

Commissioner Gold 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, 19,384 square-foot residential building with 17 dwelling units, including two dwelling units set aside for affordable housing (or 10 percent of the proposed density) and reserved for Extremely Low Income (ELI) Households. The building will be constructed with five residential levels above one ground floor level of residential lobby and parking and one subterranean level of parking. The Project will provide a total of 14 automobile parking spaces, and 17 long-term and two short-term bicycle parking spaces.

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 appeal and sustain the Planning Director's Determination dated June 16, 2023;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 3 project totaling 17 dwelling units, reserving two units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Setbacks (Side Yards). To permit up to a 30 percent decrease in the required width or depth of two individual side yards or setbacks;
 - b. Setbacks (Rear Yard). To permit up to a 30 percent decrease in the required width or depth of the rear yard; and
 - c. Height. To permit an increase in height of two additional stories up to 22 additional feet;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 11:29 a.m.

Monique Lawshe, Vice President
Los Angeles City Planning Commission

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

Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Melanie, representing the Appellant.

MOTION:

Commissioner Gold 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, 19,384 square-foot residential building with 17 dwelling units, including two dwelling units set aside for affordable housing (or 10 percent of the proposed density) and reserved for Extremely Low Income (ELI) Households. The building will be constructed with five residential levels above one ground floor level of residential lobby and parking and one subterranean level of parking. The Project will provide a total of 14 automobile parking spaces, and 17 long-term and two short-term bicycle parking spaces.

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 appeal and sustain the Planning Director's Determination dated June 16, 2023;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 3 project totaling 17 dwelling units, reserving two units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Setbacks (Side Yards). To permit up to a 30 percent decrease in the required width or depth of two individual side yards or setbacks;
 - b. Setbacks (Rear Yard). To permit up to a 30 percent decrease in the required width or depth of the rear yard; and
 - c. Height. To permit an increase in height of two additional stories up to 22 additional feet;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

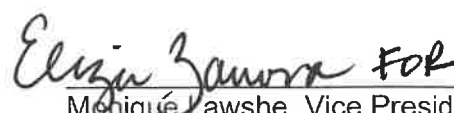
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**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business before the Commission, President Millman adjourned the meeting at 11:29 a.m.



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



Monique Lawshe, Vice President
Los Angeles City Planning Commission