

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 14, 2024 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 March 14, 2024 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 Monique Lawshe called the meeting to order at 8:41 a.m. with Commission Vice President Elizabeth Zamora and Commissioners Maria Cabildo, Ilissa Gold, Helen Leung, Michael Newhouse, and Jacob Noonan in attendance.

Commissioners Caroline Choe and Karen Mack were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant II, Kiyarra Woodrick, and Marcos G. Godoy, Administrative Clerks.

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.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

Before proceeding to open Item No. 6, Commission President Lawshe announced that Commissioner Gold would be recusing herself for item and leaving the meeting.

Commission President Lawshe confirmed, on the record, that Commission Vice President Zamora listened to the audio for the previous meeting of January 11, 2024. Commission President Lawshe also confirmed, on the record, that Commissioner Newhouse listened to the audio for the previous meetings of October 12, 2023, October 26, 2023, November 2, 2023, December 14, 2023 and January 11, 2024. Therefore, both commissioners were able to participate for the item.

ITEM NO. 6

CPC-2022-9266-CU

CEQA: ENV-2004-1950-EIR-ADD5

Plan Area: Northeast Los Angeles

Council District: 14 – de Leon

Last Day to Act: 01-11-24

Continued from: 10-12-23;10-26-23

11-02-23;12-07-23;

12-14-23; 01-11-24

PUBLIC HEARING – Completed June 27, 2023

PROJECT SITE: 1590 North Eastlake Avenue; 1425 – 1501 North San Pablo Street;
1540 – 1580 East Alcazar Street

IN ATTENDANCE:

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

MOTION:

Commission Vice President Zamora moved to continue the matter to a date certain of May 9, 2024. Commissioner Noonan seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item No. 7, Commission President Lawshe announced that Commissioner Gold rejoined the meeting.

ITEM NO. 7

CPC-2023-2058-CU-DB-MCUP-CUW-SPR-VHCA

CEQA: ENV-2023-2059-SCEA

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

Last Day to Act: 03-24-24

Continued From: 02-08-24

PUBLIC HEARING – Completed November 28, 2023

PROJECT SITE: 400, 406, 410, 414, 418, 420, 424, 426, 432 South San Vicente Boulevard

IN ATTENDANCE:

David Woon, Planning Assistant, Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Dale Goldsmith, representing the Applicant; and Jennifer Torres representing Council District 5 on behalf of Councilmember Yaroslavsky.

MOTION:

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

Demolition of the Beverly Plaza Shopping Center, which consists of a two-story commercial strip mall and surface parking and one adjacent commercial building with a combined 22,494 square feet of floor area for the construction, use, and maintenance of an eight-story (100 feet above grade), mixed-use building with 126 residential dwelling units, and 11,615 square feet of ground floor commercial restaurant uses. The Proposed Project will encompass a total floor area of 208,901 square feet resulting in a Floor Area Ratio (FAR) of 6.3:1. Fifteen percent of the Proposed Project's base density (14 dwelling units) will be deed restricted for Very Low Income Households. The Proposed Project will include three levels of subterranean parking with 153 vehicle parking spaces and 109 bicycle parking spaces.

1. Find, pursuant to Public Resources Code (PRC), Section 21155.2(b), after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2023-2059-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" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2020-2045 RTP/SCS EIR SCH No. 20199011061; 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, changes or alterations have been required in or incorporated into the Project 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. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is 2.5 percent greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25 for a total 37.5 percent Density Bonus;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a housing development project consisting of a total of 126 residential units, of which a minimum of 14 units will be set aside for Very Low Income Households, and requesting the following Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to permit 208,901 square feet of floor area (6.3:1 FAR) in lieu of 50,121 square feet of floor area (1.5:1 FAR);

- b. An Off-Menu Incentive to permit a height of eight stories and 100 feet in lieu of three stories and 45 feet otherwise permitted in the C2-1VL-O Zone;
 - c. An Off-Menu Incentive to permit a zero-foot rear yard in lieu of 20 feet required by LAMC Section 12.11 C.3;
 - d. A Waiver of Development Standard to waive the transitional height limits otherwise required in LAMC Section 12.21.1.A.10;
 - e. A Waiver of Development Standard for an open space reduction to permit 6,200 square feet of open space in lieu of 16,575 square feet of open space required by LAMC Section 12.21 G.2; and
 - f. A Waiver of Development Standard to provide a 680 square-foot loading zone with a maximum clear height of 12 feet in lieu of 809 square feet with a maximum clear height of 14 feet required by LAMC Section 12.21 C.6;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to permit the sale and dispensing of alcoholic beverages within the ground-floor commercial spaces and within residential common amenity areas for residents and guests only;
 5. Approve, pursuant to LAMC Section 12.21 W.49, a Conditional Use Permit to permit a wireless communication facility (WTF) on the rooftop of the new building which would replace an existing WTF on the rooftop of the existing building to be demolished;
 6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units;
 7. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated March 11, 2024; and
 8. Adopt the Findings.

Commission Vice President Zamora seconded the motion and the vote proceeded as follows:

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

Vote: 7– 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 9:57 a.m.



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



Monique Lawshe, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

FEB 13 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**