

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 11, 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 July 11, 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 8:38 a.m. with Commission Vice President Elizabeth Zamora and Commissioners Maria Cabildo, Carolina Choe, Martina Diaz and Michael Newhouse in attendance.

Commissioner Karen Mack was not in attendance.

Also in attendance were Lisa Webber, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant II, Ari Briski, Commission Office Manager, Marcos G. Godoy, Administrative Clerk, and Tionna Simpson, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Lisa Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, gave a brief legal update.

At approximately 8:40 a.m. Commissioner Mack joined the meeting.

- There were no commission requests.
- Meeting Minutes:
Commissioner Newhouse moved to approve the Meeting Minutes of August 10, 2023. Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Newhouse
Second: Lawshe
Ayes: Cabildo, Choe, Diaz, Mack, Zamora

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

No speakers 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.

ITEM NO. 6

CPC-2018-1511-ZC-ZV-ZAA-CU-CUB-SPR

CEQA: ENV-2018-1512-ND

Plan Area: Wilshire

Council District: 10 – Hutt

Last Day to Act: 07-11-24

PUBLIC HEARING – Completed March 7, 2024

PROJECT SITE: 3216, 3218, 3220, 3222 West 8th Street;
800, 810, 812, 812 ½, 814, 814 ½ South Mariposa Avenue

IN ATTENDANCE:

Griselda Gonzalez, City Planner and Jane Choi, Principal City Planner, representing the Planning Department; Mike Barry, representing the Applicant.

MOTION:

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

Demolition of a four-unit residential building and construction, use and maintenance of a seven-story mixed-use hotel and apartment project totaling approximately 66,915 square feet in floor area, three-levels of subterranean parking, a 60-guest room hotel with a 5,385 square foot restaurant, including 2,700 square feet of indoor dining space, 1,250 square feet in an outdoor covered patio on the ground level and 1,435 square feet of indoor dining area on roof level. The Project also proposes 20-dwelling units including four affordable units that will be designated for Extremely Low Income Households. The proposed building is approximately 92 feet six inches in height with a Floor Area Ratio (FAR) of 5.50:1 (for the hotel) and 2.99:1 (for the residential uses). A total of 71 automobile parking spaces and 38 bicycle parking spaces are

provided. The Project proposes the sale and dispensing of a full line of alcohol in conjunction with the operation of the proposed hotel and restaurant. The Project proposes the export of approximately 32,396 cubic yards of dirt.

1. Find, pursuant to CEQA Guidelines Section 15074 (b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-1512-ND (“Negative Declaration”), Errata dated July 1, 2024, and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgement and analysis of the City; and Adopt the Negative Declaration;
2. Approve, pursuant to Charter Section 558 and Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from C2-1 to (T)(Q)RAS4-1 for a portion of the Project site;
3. Approve, pursuant to Charter Section 562 and LAMC Section 12.27, a Zone Variance to allow vehicular and pedestrian access from a less restrictive zone (RAS4) to a more restrictive zone (R4), to allow access to guest parking and common vehicular driveway and pedestrian access across the Project site;
4. Approve, pursuant to LAMC Section 12.28, Zoning Administrative Adjustments to allow a reduced rear yard of nine feet along the R4 zoned lot in lieu of the required nineteen feet otherwise required for the project in the R4 Zone;
5. Approve, pursuant to LAMC Section 12.24 W.24, a Conditional Use to permit to allow the construction, use and maintenance of a hotel within 500 feet of any A or R zones;
6. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit, to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the proposed hotel including within guest rooms, lounge areas and within the ground level sit down restaurant;
7. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that results in an increase of 50 or more guest rooms and/or habitable units and/or for a project that totals more than 50,000 square feet in floor area;
8. Adopt the Conditions of Approval; and
9. Adopt the Findings.

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

Moved: Newhouse
Second: Zamora
Ayes: Choe, Diaz, Lawshe
Nays: Cabildo, Mack

Vote: 5 – 2

MOTION PASSED

ITEM NO. 7

CPC-2023-5528-DB-SPR-MCUP-HCA

CEQA: ENV-2023-5529-SCEA

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 1 – Hernandez

Last Day to Act: 07-11-24

PUBLIC HEARING – Completed April 16, 2024

PROJECT SITE: 1185, 1187, 1193, 1195, 1197, 1201, 1205, 1207,
1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243,
1245, 1247 West Sunset Boulevard; 917 North Everett Street

IN ATTENDANCE:

Esther Ahn, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; Dana Sayles, representing the Applicant

MOTION:

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

Construction of a mixed-use residential and commercial development with 327 residential units that include 41 Very Low Income affordable units and approximately 9,462 square feet of ground-floor commercial space for a total floor area of 321,300 square feet, resulting in a Floor Area Ratio (FAR) of 3:1. The Project would consist of two buildings as follows: 1) Building A, located along Sunset Boulevard, would be seven stories and have a maximum building height of 91 feet as measured from grade and 85 feet as measured from Plumb Height; 2) Building B, located at the corner of Sunset Boulevard and Everett Street, would be seven stories and have a maximum height of 86 feet as measured from grade and 81.5 feet as measured from Plumb Height. The Project would provide 263 on-site parking spaces at one subterranean, one partially subterranean, and one at-ground/ and above-grade levels to be shared amongst all of the uses on the project site. Vehicular access to the structured parking would be provided via two stop-controlled driveways and one signalized driveway.

1. Find pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2023-5529-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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 327 dwelling units, of which 41 units will be set aside for Very Low Income households, with the following On- and Off-Menu Incentives:
 - a. An On-Menu Incentive to allow an increase in the Floor Area Ratio (FAR) to 3.0:1 in lieu of the otherwise allowable 1.5:1 in the C2-1VL Zone;
 - b. An Off-Menu Incentive to allow a 30 percent reduction in required open space to allow 24,540 square feet in lieu of the otherwise required 35,050 square feet; and
 - c. An Off-Menu Incentive for additional height and stories as follows: Building A) 34-foot height increase for a building height of 91 feet measured from grade and 85 feet as measured from Plumb Height and seven stories in lieu of the three stories otherwise allowed; and Building B) 29-foot height increase for a building height of 86 feet measured from grade and 81.5 feet as measured from Plumb Height and seven stories in lieu of the three stories otherwise allowed;
3. Approve, pursuant to LAMC Section 12.24 W.1 of Chapter 1 and LAMC Section 13.B.2.2 of Chapter 1A, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a total of 9,462 square feet of potential indoor and outdoor restaurant space for up to five establishments with up to 300 indoor seats and 75 outdoor seats (total of 375 patron seats);
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates, or results in, an increase of 50 or more dwelling units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Choe
Second: Mack
Ayes: Cabildo, Diaz, Lawshe, Newhouse, Zamora

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

DIR-2022-2825-TOC-SPR-HCA-1A

CEQA: ENV-2022-2826-CE

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

Last Day to Act: 07-11-24

PUBLIC HEARING HELD

PROJECT SITE: 3363, 3365, 3355 Olympic Boulevard; 989 Saint Andrews Place;
3377 West Olympic Boulevard; 998, 996, 986, 984, 980, 974 Gramercy Drive

IN ATTENDANCE:

Ricardo Vazquez, City Planning Associate, Griselda Gonzalez, City Planner and Jane Choi, Principal City Planner, representing the Planning Department; and Andrew Brady, representing the Applicant.

MOTION:

Commission Vice President Zamora moved to put forth the actions below in conjunction with the following project, as stated on the record:

Demolition of two commercial structures and a nursery, and the construction, use and maintenance of a new seven-story, 67-foot tall in the R3-1 Zone, and 85 feet in the C2-1 zone, 153-unit mixed use apartment building (including 16 units reserved for Extremely Low Income. The Project has a Floor Area Ratio (FAR) of 3.41:1; totaling approximately 174,415 square feet, with commercial floor area limited to 4,800 square feet. The Project provides 207 vehicular parking spaces, and 119 bicycle parking spaces. The Project provides 12,540 square feet of open space.

1. Determine, that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain of the Planning Director's Determination dated February 6, 2024;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 153 dwelling units, reserving 16 units for Extremely Low Income Household occupancy for a period of 55 years, utilizing Base Incentives and the following Additional Incentives:
 - a. Height Increase. A 22-foot height increase in the R3-1 Zone to a maximum 67 feet in height in lieu of the maximum 45-foot height limit, as otherwise required by LAMC Section 12.21.1;
 - b. Open Space. A 25 percent reduction in the usable open space requirement to allow a minimum of 12,469 square feet in lieu of the minimum 16,625 square feet, as otherwise required by LAMC Section 12.21 G.2; and
 - c. Averaging of Floor Area, Density, Parking, Open Space, and Permitting Vehicular Access. An averaging of floor area and density over the project site and permit vehicular access from a less restrictive zone to a more restrictive zone;

3. Approve with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the development project which creates, or results in an increase of, 50 or more dwelling units;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Zamora
Second: Choe
Ayes: Cabildo, Diaz, Lawshe, Mack, Newhouse

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 11:50 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

MAR 13 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**