LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 12, 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 September 12, 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 Vice President Elizabeth Zamora called the meeting to order at 8:37 a.m. with Commissioners, Martina Diaz, Phyllis Klein, Michael Newhouse, and Jacob Saitman in attendance.

Commission President Monique Lawshe and Commissioners Karen Mack, Maria Cabildo and Caroline Choe were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, and Amy Brothers, and Kimberly Huangfu, Deputy City Attorneys. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant II, Ari Briski, Commission Office Manager, Marcos G. Godoy, Denise Chavez, and Kiyarra Woodrick, Administrative Clerks.

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.

At approximately 8:45 a.m. Commissioners Choe and Cabildo joined the meeting.

- Meeting Minutes:
  Commissioner Diaz moved to approve the Meeting Minutes of October 12, 2023, October 26, 2023, and November 2, 2023. Commissioner Cabildo seconded the motion and the vote proceeded as follows:

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

  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

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commission Vice President Zamora announced that Item No. 5c would be removed from the Consent Calendar. Commission Vice President Zamora proceeded with Item Nos. 5a and 5b which remained on the Consent Calendar.

ITEM NO. 5a
(CONSENT CALENDAR)

CPC-2017-5423-VZC-HD-CUB-CUX-SPR Council District: 4 – Raman
CEQA: ENV-2017-5424-EIR (SCH No. 2020100057) Last Day to Act: 10-07-24
Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

PUBLIC HEARING – Completed July 24, 2024

PROJECT SITE: 555 East Universal Hollywood Drive

IN ATTENDANCE:
More Song, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department.

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

The Hilton Universal City Project (Project) involves the construction of an approximately 300,000 square-foot, 18-story Hotel Expansion Building addition to the existing 24-story Hilton Universal City Hotel. The Hotel Expansion Building would be comprised of 395 guestrooms, a spa, three restaurants, an indoor/outdoor bar, two pools, a single-level lobby lounge/bar connecting to the existing hotel building, a meeting room addition to the ancillary building, and an expansion of the existing three-level parking garage. Upon completion, the Project would provide 890 guestrooms and 696,609 square feet of floor area, resulting in a Floor Area Ratio (FAR) of 2.2:1 for the 7.26-acre site.

1. Find, pursuant to Sections 21081.6 of the Public Resources Code (PRC), that the City Planning

Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR) No. ENV-2017-5424-EIR (SCH No. 2020100057) dated November 2023, and the Final EIR, dated June 2024 (collectively, Hilton Universal City Project EIR), as well as the whole of the administrative record;

Certify the following:

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

Adopt the following:

a. The related and prepared Hilton Universal City Project EIR Environmental Findings;
b. The Statement of Overriding Considerations; and
c. The Mitigation Monitoring Program prepared for the Hilton Universal City Project EIR.

2. Approve and Recommend that the City Council adopt, pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from C2-1, RE15-1-H, and PB-1 to (T)(Q)C2-2D across the entire property;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed expansion of an existing hotel;
4. Approve, pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to allow patron dancing and live entertainment in conjunction with the proposed expansion of an existing hotel;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more guest rooms;
6. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated September 10, 2025; and
7. Adopt the Findings.

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

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

Vote: **7 – 0**

MOTION PASSED

ITEM NO. 5b
(CONSENT CALENDAR)

CPC-2023-4890-VZC-CU Council District: 12 – Lee
CEQA: ENV-2023-4891-MND Last Day to Act: 09-12-24
Plan Area: Chatsworth – Porter Ranch

PUBLIC HEARING – Completed June 25, 2024

PROJECT SITE: 9201 North Winnetka Avenue (9201 – 9205 North Winnetka Avenue)

IN ATTENDANCE:
Trevor Martin, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department.

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

An adaptive reuse of an existing 118,784 square-foot multiplex theater building (Pacific Theater) for a new Tesla Delivery Hub and Service Center. The Project involves tenant improvements and exterior renovations to the existing multiplex theater building and site improvements including, restriping of the existing surface parking lot and new landscaping. The Project proposes to remove 95 vehicular parking spaces for a total of 1,147 parking spaces on site. Of the 1,147 parking spaces to remain, 898 parking spaces will be repurposed as vehicle inventory/storage space, while 249 parking spaces will remain for use by employees, customers, and visitors.

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-2023-4891-MND, ("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. Approve and Recommend that the City Council adopt, pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from the [Q]M2-1 and P-1 zones to the (T)(Q)M2-1 Zone;
3. Approve, pursuant to LAMC Section 12.24 W.4, a Conditional Use to allow an automotive use in the proposed M2-1 Zone that is within 500 feet of a residential use or an A or R Zone;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: **7 – 0**

MOTION PASSED

ITEM NO. 5c

<u>CPC-2024-2616-CA</u>
CEQA: ENV-2024-2617-CE
Plan Area: Citywide

Council District: All
Last Day to Act: 10-28-24

PUBLIC HEARING – Completed July 24, 2024

PROJECT SITE: Citywide

IN ATTENDANCE:
Tyler Currie, Planning Assistant, Nuri Cho, Senior City Planner, and Hagu Solomon-Cary, Principal City Planner, representing the Planning Department.

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

The proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance (Ordinance) would relocate Section 11.5.14 in Chapter 1 of the Los Angeles Municipal Code (LAMC) to a newly established Division 13B.12. of Article 13 in Chapter 1A of the LAMC. Through this Ordinance, the Redevelopment Plan Procedures will be made available in Chapter 1A of the LAMC to projects within both the existing community plan areas as well as newly adopted community plan areas.

As part of the relocation of the Redevelopment Plan procedures from Chapter 1 to Chapter 1A of the LAMC, the proposed Ordinance includes amendments that fall within three categories: a) Policy changes to Redevelopment Plan procedures; b) Standardization of procedures to follow the Article 13 convention; and c) Clarifications and readability improvements to the Redevelopment Plan procedures.

1. Determine, based on the whole of the administrative record, that the proposed Ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code;
2. Approve and Recommend that the City Council adopt, pursuant to Section 13B.1.3.D.3. of Chapter 1A of the Los Angeles Municipal Code, the proposed Zoning Code Amendment Ordinance, dated September 12, 2024;
3. Adopt the Staff Recommendation Report as the Commission's Report on the subject; and
4. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 6

<u>CPC-2023-5986-CA</u> Council District: All
CEQA: ENV-ENV-2020-6762-EIR (SCH No. 2021010130) Last Day to Act: 12-13-24
ENV-2020-6762-EIR-ADD1
Plan Area: Citywide

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide (Excludes Downtown Los Angeles)

IN ATTENDANCE:
Holly Harper, Planning Assistant, and Michelle Levy, representing the Planning Department.

MOTION:
Commissioner Diaz moved to continue the matter to a date certain of October 10, 2024. Commissioner Newhouse seconded the motion and the vote proceeded as follows:

Moved: Diaz
Second: Newhouse

Ayes: Cabildo, Choe, Klein, Saitman, Zamora
Absent: Lawshe, Mack

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7

<u>CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR</u> Council District: 3 – Blumenfield
CEQA: ENV-2022-8611-MND Last Day to Act: 09-12-24
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills
Related Case: AA-2022-8610-PMLA-1A

PUBLIC HEARING – Completed May 14, 2024

PROJECT SITE: 21101 West Ventura Boulevard

IN ATTENDANCE:
Adrineh Melkonian, City Planner, and Jojo Pewsawang, Senior City Planner, representing the Planning Department.

MOTION:
Commissioner Newhouse moved to continue the matter to a date certain of October 24, 2024. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

<u>AA-2022-8610-PMLA-1A</u> Council District: 3 – Blumenfield
CEQA: ENV-2022-8611-MND Last Day to Act: 09-12-24
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills
Related Case: CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR

PUBLIC HEARING REQUIRED

PROJECT SITE: 21101 West Ventura Boulevard

IN ATTENDANCE:
Adrineh Melkonian, City Planner, and Jojo Pewsawang, Senior City Planner, representing the Planning Department.

MOTION:
Commissioner Newhouse moved to continue the matter to a date certain of October 24, 2024. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

Before proceeding to open Item Nos. 9, 10 and 11, Commission Vice President Zamora announced all three items would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 9

VTT-83387-1A Council District: 5 – Yaroslavsky
CEQA: ENV-2021-4091-EIR (SCH No. 2021070014) Last Day to Act: 10-23-24
Plan Area: Wilshire
Related Case: CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA

PUBLIC HEARING HELD

PROJECT SITE: 7716 – 7860 Beverly Boulevard

IN ATTENDANCE:
Paul Caporaso, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Maria P. Hoye, representing Appellant #1; Jennifer Hernandez, Stan Savage, and Andrew Starrels representing Appellant #2; Jack Reubens and Lauren Chang, representing Appellant #3; Amy C. Minteer, representing Appellant #4; Michelle N. Black, representing Appellant #5; Nicole Kuklolk-Waldman, representing Appellant #7; Barbara Gallen and Sandra Dashiel, representing Appellant #9; and Jennifer Torres on behalf of Councilmember Yaroslavsky representing Council District 5.

At approximately 10:24 a.m. before proceeding to the Applicant's presentation, Commission Vice President Zamora recessed the meeting. Commission Vice President Zamora reconvened the meeting at 10:38 a.m. with Commissioners Cabildo, Choe, Diaz, Klein, Newhouse, and Saitman in attendance.

At approximately 12:56 p.m. before proceeding to open public comment for all three items, Commission Vice President Zamora recessed the meeting. Commission Vice President Zamora reconvened the meeting at 1:22 p.m. with Commissioners Cabildo, Choe, Diaz, Klein, Newhouse, and Saitman in attendance.

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

The merger and re-subdivision of a four lots into three lots, and a Haul Route for the export of up to 772,000 cubic yards of soil.

1. Find, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code (PRC), that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2021-4091-EIR (SCH No. 2021070014), which includes the Draft EIR dated July 14, 2022, the Final EIR dated November 21, 2023, and Erratum dated April 5, 2024 (TVC 2050 Project EIR), as well as the whole administrative record; and
   CERTIFY the following:
   a. The TVC 2050 Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
   b. The TVC 2050 Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
   c. The TVC 2050 Project EIR reflects the independent judgement and analysis of the lead agency.
   ADOPT the following:
   a. The related and prepared TVC 2050 Project EIR Environmental Findings;
   b. The Statement of Overriding Considerations; and
   c. The Mitigation Monitoring Program prepared for the TVC 2050 Project EIR.
2. Deny the appeals and sustain the decision of the Advisory Agency dated May 28, 2024;
3. Approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract No. VTT-83387 for the merger and re-subdivision of four lots into three lots, and a Haul Route for the export of up to 772,000 cubic yards of soil;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: **7 – 0**

MOTION PASSED

ITEM NO. 10

CPC-2021-4089-AD-GPA-ZC-HD-SP-SN Council District: 5 – Yaroslavsky
CEQA: ENV-2021-4091-EIR (SCH No. 2021070014) Last Day to Act: 10-23-24
Plan Area: Wilshire
Related Case: VTT-83387-1A; CPC-2021-4090-DA

PUBLIC HEARING HELD

PROJECT SITE: 7716 – 7860 Beverly Boulevard

IN ATTENDANCE:
Paul Caporaso, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; and Jennifer Torres on behalf of Councilmember Yaroslavsky representing Council District 5.

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

The TVC 2050 Project (Project) would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of an existing studio use and the modernization and expansion of media production facilities within the approximately 25-acre Television City studio site (Project Site). The proposed Specific Plan would establish standards to regulate land use, massing, design, and development, and permit up to a maximum of 1,686,000 square feet of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. More specifically, the Specific Plan would permit up to 1,421,623 square feet of new development, the retention of a minimum of 264,377square feet of existing uses, and the demolition of up to 479,303 square feet of existing media production facilities. The designated Historic-Cultural Monument (HCM No. 1167 CHC 2018-479-HCM) located on-site would be retained and rehabilitated as part of the Project. In addition, a Sign District would be established to permit studio-specific on-site signage.

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 Environmental Impact Report No. ENV-2021-4091-EIR, certified on October 3, 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 Mayor and City Council adopt, pursuant to California Government Code Section 56000 et seq. and Section 12.35 of the Los Angeles municipal Code (LAMC), an Annexation of a 0.63-acre portion of the Project Site from the unincorporated area of the County of Los Angeles to the City of Los Angeles;
3. Approve and Recommend that the Mayor and City Council adopt, pursuant to Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Wilshire Community Plan to change the land use designations for the Project Site from Community Commercial, Limited Commercial, and Neighborhood Commercial to Community Commercial, to assign a Community Commercial land use designation to a 0.63-acre portion of the Project Site located with unincorporated Los Angeles County to be annexed to the City of Los Angeles, and to add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and to include the TVC 2050 Specific Plan (TVC) Zone as a corresponding zone to the Community Commercial land use designation;
4. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 F and Q, a Zone Change and Height District Change from C1.5-2D-O and C2-1-O to the TVC Zone and to assign the TVC Zone to a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles, and a corresponding Code Amendment to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the LAMC;
5. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32, the establishment of the TVC 2050 Specific Plan to regulate development within the Project Site;
6. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 13.11 B, the establishment of the TVC 2050 Supplemental Signage Use District to regulate signage within the Project Site;
7. Adopt the Findings.

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

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

Vote: **7 – 0**

MOTION PASSED

ITEM NO. 11

CPC-2021-4090-DA
CEQA: ENV-2021-4091-EIR (SCH No. 2021070014)
Plan Area: Wilshire
Related Cases: CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
VTT-83387-1A

Council District: 5 – Yaroslavsky
Last Day to Act: 10-23-24

PUBLIC HEARING – Completed May 15, 2024

PROJECT SITE: 7716 – 7860 Beverly Boulevard

IN ATTENDANCE:
Paul Caporaso, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; and Jennifer Torres on behalf of Councilmember Yaroslavsky representing Council District 5.

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

Development Agreement for the provision of public benefits in exchange for a proposed term of 20 years.

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 Environmental Impact Report No. ENV-2021-4091-EIR, certified on September 12, 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 approve, pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles; and
3. Adopt the Findings.

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

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

Vote: **7 – 0**

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES
MAR 27 2025
CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business before the Commission, Vice President Zamora adjourned the meeting at 2:33 p.m.

Elizabeth Zamora, Vice President
Los Angeles City Planning Commission

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