

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, DECEMBER 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 December 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 President Monique Lawshe called the meeting to order at 9:26 a.m. with Commission Vice President Michael Newhouse and Commissioners Caroline Choe, Karen Mack, and Elizabeth Zamora in attendance.

Commissioner Maria Cabildo, Martina Diaz, Phyllis Klein, and Jacob Saitman were not in attendance.

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

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, gave a report detailing updates of the City Council meeting held regarding the approval of several ordinances related to the Housing Element.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Mack announced a planned absence for the meeting of January 23, 2025.
- Meeting Minutes:

Commissioner Zamora moved to approve the Meeting Minutes of January 11, 2024. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 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. 5a
(CONSENT CALENDAR)**

CPC-2023-6287-CU-DB-HCA

CEQA: ENV-2023-6288-CE
Plan Area: West Los Angeles

Council District: 11 – Park
Last Day to Act: 12-31-24

PUBLIC HEARING – Completed September 4, 2024

PROJECT SITE: 1463 – 1467 South Wellesley Avenue

IN ATTENDANCE:

Kyle Winston, City Planner and Connie Chauv, 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:

Construction, use, and maintenance of a three-story, 40-foot four inch high 17-unit residential development including three units set aside for Very Low Income Households, with one subterranean parking level including 24 parking spaces. The Project will be approximately 28,918 square feet in floor area with a Floor Area Ratio (FAR) of 2.56:1. The site is currently improved with two one- and two-story residential buildings which will be demolished for the Project. There are four existing non-protected trees on site proposed to be removed. There are also seven existing un-protected street trees, of which one will be removed as a part of the Project.

1. Determine, that based on the whole of the administrative record, 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow greater than a 35 percent increase in Density to allow a 54 percent increase in Density;

3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 17 dwelling units and setting aside 27 percent (three units) as Very Low Income Restricted Affordable Units for a period of 55 years, with the following On-Menu Incentives and Waivers:
 - a. An On-Menu Incentive to allow up to 44-feet in height in lieu of the 33-feet otherwise allowed in the R2-1 Zone;
 - b. An On-Menu Incentive to allow up to a 20 percent reduction in required front yard setback to allow 16-feet in lieu of the otherwise required 20-feet; and
 - c. A Waiver of Development Standards to allow multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone extend more than 65 feet from the boundary of the less restrictive zone which it adjoins as otherwise required by LAMC Section 12.09 A.3.a;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

CPC-2023-372-GPAJ-VZCJ-HD-SP-CPIOA-HCA

CEQA: ENV-2021-10633-EIR (SCH No. 2021010117)

Plan Area: San Pedro

Related Case: VTT-83500-HCA

Council District: 15 – McOsker

Last Day to Act: 12-12-24

PUBLIC HEARING – Completed September 18, 2024

PROJECT SITE: 275 West 1st Street (APNs 7449-017-900, 7449-017-901, 7449-017-902, 7449-018-900, 7449-018-901, 7449-018-902, 7455-017-900, 7455-027-929, 7455-027-930, and 7455-027-931)

IN ATTENDANCE:

More Song, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Jim Ries, representing the Applicant; and Pamela Thornton, representing Council District 15 on behalf of Councilmember McOsker.

MOTION:

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

The One San Pedro Project (Project) would establish the One San Pedro Specific Plan (Specific Plan) to allow for the phased redevelopment of the existing Rancho San Pedro public housing development, which occupies nine city blocks encompassing approximately 19.5 acres (Project Site). The Specific Plan would establish standards to regulate land use, development, and design and would permit a maximum of 1,553 dwelling units, including restricted affordable units, and 130,000 square feet of commercial space. The Project would also incorporate approximately 5.3 acres of publicly accessible open space and provide circulation and public right-of-way improvements.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified EIR, Case No. ENV-2021-10633-EIR (SCH No. 2021010117), certified on November 30, 2023; 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 Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the San Pedro Community Plan to change the land use designation from Low Medium II Residential to Community Commercial for a portion of the Project Site; and to add the OSP Zone as a corresponding zone to the Community Commercial land use designation;
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 Transportation Element of the General Plan (Mobility Plan 2035) to reclassify First Street from Harbor Boulevard to Mesa Street from an Avenue II to a Collector Street;
4. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32, a Vesting Zone Change and Height District Change from RD1.5-1XL-CPIO and C2-2D-CPIO to the OSP Zone; and a corresponding Code Amendment to establish the OSP Zone as a Special Zone in a new Section 8.3.5 of Chapter 1A of the LAMC;
5. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32, the establishment of the One San Pedro Specific Plan to regulate development within the Project Site;
6. Approve and Recommend that the City Council adopt, pursuant to LAMC Sections 12.32 and 13.14, a CPIO Amendment to the San Pedro CPIO to remove the Project Site from the San Pedro CPIO boundary; and
7. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

CPC-2017-247-GPAJ-VZCJ-HD-SN-SPPE-MCUP-CU2-ZV-PR

CEQA: ENV-2017-249-EIR

Plan Area: Central City North

Related Case: VTT-74765 for Alternative 2

Council District: 14 – de Leon

Last Day to Act: 12-31-24

PUBLIC HEARING HELD

PROJECT SITE: 606 – 612, 638 – 694, and 679 – 689 South Mesquit Street;
1494 – 1498 East 6th Street; 2119 – 2143 East 7th Street

IN ATTENDANCE:

Paul Caporaso, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Michael LoGrande, representing the Applicant.

MOTION:

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

The 670 Mesquit Project (Modified Alternative 2) proposes to construct a new mixed-use development totaling up to 1,792,103 square feet (sf) of floor area on an approximately five-acre site. Modified Alternative 2 would consist of the following primary components, with up to: 676,437 sf of office; 271 hotel guest rooms; 895 residential units, including 45 units for Extremely Low Income households and 99 units for Very Low Income households; 14,345 sf of retail; 28,688 sf of restaurants; 35,515 sf of studio/event/gallery/museum space; 34,000 sf of gym uses; and a 30,000 sf charter elementary school. The proposed uses would be accommodated in four, interconnected buildings, ranging in height from 210 feet to 378 feet, located above subterranean and podium parking. Modified Alternative 2 may also include the construction of a 64,900 sf publicly-accessible deck that would extend over a portion of the adjacent railway properties east of the Project Site. The existing one- to four-story freezer, cold storage, and dry storage warehouses and surface parking would be demolished.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2017-249-EIR, certified on August 22, 2023; and pursuant to CEQA Guidelines, Sections 15162 and 15164, and the Addendum, dated November 2024, that no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project.
2. Approve and Recommend that the Mayor and City Council adopt, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to:
 - a. The Central City North Community Plan to change the land use designation for the Project Site from Heavy Industrial to Regional Commercial; and
 - b. The Transportation Element of the General Plan (Mobility Plan 2035) to reclassify Mesquit Street adjacent to the Project Site between 6th Street and 7th Street from a Collector Street to a Local Limited Street.
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 13B.1.4, a Vesting Zone Change and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO, and pursuant to LAMC Section 11.5.11(e), the following Developer Incentives:
 - a. A Floor Area Ratio (FAR) of 8:1 in lieu of 6:1; and
 - b. A zero-foot rear yard setback.
4. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 13.11 B, the establishment of a Sign District “-SN” Supplemental Use District to regulate signage within the Project Site;
5. Approve, pursuant to LAMC Section 13.17 G.4, an Exception from the exterior site lighting standards for the River Implementation Overlay (RIO) District to allow a maximum initial luminance value no greater than 0.50 horizontal and vertical foot candles at the site boundary, in lieu the standards otherwise required by LAMC Section 13.17 F.3;
6. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale of a full line of alcoholic beverages for on- and off-site consumption at 11 establishments,
7. Approve, pursuant to LAMC Section 12.24 W.23, for a heliport incidental to an office building or residential use;
8. Approve, pursuant to LAMC Section 13B.5.3, a Zone Variance to permit variable reduced parking bay widths, in lieu of the standards otherwise required by LAMC Section 12.21 A.5(b);
9. Approve, pursuant to LAMC Section 16.05, a Project Review for a project resulting in an increase of more than 50,000 gross square feet of nonresidential floor area and 50 or more dwelling units or guest rooms; and
10. Adopt the Findings, including Staff’s Technical Modification dated December 10, 2024.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

CPC-2021-10588-DB-MCUP-SPR-VHCA

CEQA: ENV-2021-10589-SCEA

Plan Area: Hollywood

Council District:13 – Soto-Martinez

Last Day to Act: 12-12-24

PUBLIC HEARING – Completed September 24, 2024

PROJECT SITE: 6266 – 6290 Sunset Boulevard;
1460 – 1480 Vine Street; 6251 – 6267 Leland Way

IN ATTENDANCE:

Stephanie Escobar, City Planning Associate, Michelle Carter, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; Dale Goldsmith and Dave Powers, representing the Applicant.

MOTION:

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

Demolition of four commercial buildings and one vacant duplex and the construction of a new 201,134 square-foot, eight-story mixed-use building consisting of 170 new residential units with 26 units set aside for Very Low Income Households and an additional eight units set aside for Low Income Households. The proposed building will contain 16,680 square feet of commercial space on the ground floor. Additionally, the project proposed to retain the existing 19-story tower located at the corner of Vine Street and Sunset Boulevard and a two-story commercial building (Morgan Camera Shop building). The Project would provide a total 284 new parking spaces within two screened above grade parking levels and two subterranean levels and 24,997 square feet of open space.

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-2021-10589-SCEA ("SCEA"), and all comments received, [after imposition of all mitigation measures, if applicable] there is no substantial evidence that the project will have a significant effect on the environment; Find that the City Planning Commission held a hearing on and adopted the SCEA on December 12, 2024 pursuant to PRC Section 21155.2(b); Find that the Project is a transit priority project pursuant to PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG's 2016-240 RTP/SCS EIR SCH No. 2015031035; 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 that 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 LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 170 units with 20 percent affordable units set aside including 26 units set aside for Very Low income Households and eight units set aside for Low Income Households and with the following On and-Off Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit averaging of floor area, density, open space, and parking over

- the project site and permit vehicular access from a less restrictive zone to a more restrictive zone;
- b. An Off-menu Incentive to permit an increase in Floor Area Ratio (FAR) to allow FAR of 3.88 in lieu of the otherwise permitted 2.1 FAR;
 - c. An Off-Menu Incentive to permit an increase in non-residential floor area to allow more than 10,000 square feet of non-residential floor area on the portion of the project site subject to the D Limitation in Ordinance 177584;
 - d. A Waiver of Development Standards to permit an easterly side yard setback of zero feet in lieu of the otherwise required 11 feet; and
 - e. A Waiver of Development Standards to permit a reduction in building separation of zero feet in lieu of the otherwise required 22 feet;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption for restaurants and/or retail establishments totaling 16,680 square feet of ground floor area;
 4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review, for a project that results in an increase of 50 or more dwelling units and/or guest rooms;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

DIR-2024-3056-TOC-HCA-1A

CEQA: ENV-2024-3057-CE

Plan Area: Westlake

Council District: 1 – Hernandez

Last Day to Act: 12-16-24

PUBLIC HEARING HELD

PROJECT SITE: 2415 West Ocean View Avenue; 2512 West 5th Street

IN ATTENDANCE:

Michelle Carter, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department; James Woodson, representing the Applicant; and Frank Helmer, Appellant.

MOTION:

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

Construction of a new, five-story, 28,364 square-foot residential building with 26 dwelling units, including three dwelling units set aside for Extremely Low Income Households. The building will be constructed with five residential levels above one ground floor level of utilities including the electrical room, and trash and recycling areas. The Project includes 26 one-bedroom units and a total of 2,600 square feet of open space for residents.

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, 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 applied;

2. Deny the appeal and sustain the Planning Director's Determination dated September 17, 2024;
3. Approve, pursuant to Sections 12.22 A.31 and 13.B.2.5 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following two Additional Incentives for a Tier 3 project with a total of 26 dwelling units, including three units reserved 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; and
 - b. 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.

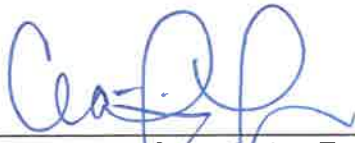
Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at approximately 12:00 p.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

MAY 22 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**