

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, MARCH 13, 2025 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 13, 2025 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 8:35 a.m. with Commission Vice President Michael Newhouse and Commissioners Caroline Choe, Martina Diaz, Phyllis Klein, Jacob Saitman, and Elizabeth Zamora in attendance.

Commissioners Maria Cabildo and Karen Mack were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Deputy Director, and Kimberly Huangfu, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez and Denise Chavez, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Diaz announced a planned absence for the meeting of April 24, 2025.
- Meeting Minutes:

Commissioner Diaz moved to approve the Meeting Minutes of June 13, 2024, June 27, 2024, July 11, 2024, and July 25, 2024. Commissioner Zamora seconded the motion and the vote proceeded as follows:

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

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commission President Lawshe announced that Consent Item No. 5a would be removed from the Consent Calendar.

At approximately 8:42 a.m. Commissioner Mack joined the meeting.

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

CPC-2023-8315-DB-WDI-HCA

CEQA: ENV-2023-8316-CE

Plan Area: West Los Angeles

Council District: 11 – Park

Last Day to Act: 04-04-25

PUBLIC HEARING – Completed February 11, 2025

PROJECT SITE: 1709 – 1721 1/2 South Beloit Avenue

IN ATTENDANCE:

Louis Ortega, Planning Assistant, Michelle Carter, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Matthew Hayden, 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:

Construction, use, and maintenance of a new 91,648square feet, seven-story residential building with 102 dwelling units including 14 affordable units set aside for Very Low Income Households. The proposed building will be 80 feet in height. The Project will provide 12,723 square feet of open space for residents and 97 parking spaces within two subterranean parking levels and within the ground floor level.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to California State CEQA Guidelines, 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 Compliance Review to permit a Housing Development project consisting of a total of 102 residential units, of which 14 units will be set aside for Very Low Income Households (26 percent of base units) and requesting the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to permit a decrease in the required stepback to allow a zero-foot stepback in lieu of the twenty-five foot stepback otherwise required per Ordinance 186,249, [Q] Qualified Conditions of Approval, Section A;
 - b. An Off-Menu Incentive to permit two two-way driveways in lieu of the one two-way driveway otherwise required per Ordinance 186,249, [Q] Qualified Conditions of Approval, Section B.1b;
 - c. An Off-Menu Incentive to permit a decrease in driveway distance to allow thirty-five feet between driveways in lieu of the otherwise required fifty feet per Ordinance 186,249, [Q] Qualified Conditions of Approval, Section B.1c;
 - d. An Off-Menu Incentive to permit an increase in the required Floor Area Ratio (FAR) to allow a 5.26:1 FAR in lieu of the 3:1 FAR otherwise required in the [Q]R4-1 Zone;
 - e. A Waiver of Development Standard to allow a decrease in the required front yard to allow a zero-foot front yard setback in lieu of the 15-foot front yard otherwise required in the [Q]R4-1 Zone;
 - f. A Waiver of Development Standard to allow a decrease in the required northerly side yard setback to allow a zero-foot northerly side yard setback in lieu of the ten foot northerly side yard otherwise required in the [Q]R4-1 Zone;
 - g. A Waiver of Development Standard to allow a decrease in the required southerly side yard setback to allow a five-foot southerly side yard setback in lieu of the ten foot southerly side yard otherwise required in the [Q]R4-1 Zone; and
 - h. A Waiver of Development Standard to allow a decrease in the required rear yard to allow a thirteen-foot, four-inches rear yard setback in lieu of the 19 feet otherwise required in the [Q]R4-1 Zone;
3. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedications along Beloit Avenue;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated March 11, 2025; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 5a

ENV-2020-3533-EIR; (SCH No. 2020120119)

Council District: 11 – Park
 Last Day to Act: N/A

PROJECT SITE: 12531 – 12575 West Beatrice Street; 5410 – 5454 South Jandy Place

IN ATTENDANCE:

Kathleen King, City Planner, Mindy Nguyen, Senior City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; and Clare Bronowski, 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 an existing 23,072 square-foot office building and two accessory buildings, totaling 7,188 square feet; the retention of an 87,881 square-foot office building; and the construction of a new eight-story office building with up to 196,100 square feet of office space and 3,400 square feet of ground floor commercial space. Upon completion, the Project would total 287,381 square feet of floor area on an approximately 4.5-acre site, with a Floor Area Ratio (FAR) of 1.46:1. The new office building would include three above-grade and two subterranean levels of parking (additional parking would be provided in the surface parking lot adjacent to the existing office building located at 12541 West Beatrice Street) and would have a maximum building height of 135 feet to the top of the parapet.

In August 2017, the City Planning Commission (CPC) adopted the Project's mitigated negative declaration (MND) (Case No. ENV-2016-1209-MND) and approved a Conditional Use Permit for a Major Development Project and Site Plan Review (Case No. CPC-2016-1208-CU-SPR). In June 2018, the Deputy Advisory Agency (DAA) approved the Project's Lot Line Adjustment (Case No. AA-2017-397-PMEX) to the boundary lines between three legal lots under the same ownership. These decisions were subsequently appealed by an aggrieved party. In February 2018, the City Council denied the appeals of the Conditional Use Permit and Site Plan Review, sustaining the actions of the CPC; and, in November 2018, the CPC denied the appeal of the Lot Line Adjustment and sustained the action of the DAA. Petitions were filed against the City's approvals and in January 2020, the Los Angeles County Superior Court vacated the City's approval of the Project's MND, and required an Environmental Impact Report (EIR) be prepared for the Project, but did not invalidate the Project's underlying land use approvals. A Project EIR was prepared for the New Beatrice West Project pursuant to the judgement in *Karney Management v. City of Los Angeles* (Case No. BS172677, consolidated with Case No. 18STCP03226).

1. The City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for the previously approved Project, which includes the Draft EIR, No. ENV-2020-3533-EIR (SCH No. 2020120119) dated January 2024, the Final EIR, dated February 2025, and the Erratum dated February 2025 (collectively, New Beatrice West Project EIR), as well as the whole of the administrative record; and

CERTIFY that:

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

ADOPT the following:

- a. The related and prepared New Beatrice West Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the New Beatrice West Project EIR; and
2. Adopt the Findings, including Staff's Technical Modification dated March 11, 2025.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 6

CPC-2018-3544-GPA-VZC-HD-CU-SPR

CEQA: ENV-2018-3545-MND

Plan Area: South Los Angeles

Council District: 1 – Hernandez

Last Day to Act: 04-30-25

PUBLIC HEARING HELD

PROJECT SITE: 2250 – 2270 West Pico Boulevard; 1309 – 1315 South Arapahoe Street

IN ATTENDANCE:

Connie Chauv, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department; and Min Chun Helen Chen, representing the Applicant.

MOTION:

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

Construction of a new hotel development comprised of two six-story, 76-foot six-inch tall buildings separated by an alley. The Project will provide a total of 125 guest rooms, 77,828 square feet of floor area, and 2.99:1 Floor Area Ratio (FAR). The Project will provide 84 parking spaces across three levels of subterranean parking. The Project involves the demolition of an existing 9,627 square-foot market and surface parking areas, and the grading of 24,900 cubic yards of soil; zero trees will be removed from the subject site and adjacent public right-of-way.

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-2018-3545-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 Mayor and City Council adopt, including the resolution, pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), for a General Plan Amendment to the South Los Angeles Community Plan from Commercial Manufacturing and Low Medium II to Neighborhood Commercial, and to amend Footnote No. 4 of the Community Plan Map to allow Height District No. 2;
3. Approve and recommend that the City Council adopt, including the ordinance, pursuant to LAMC Section 12.32 Q and F, for a Vesting Zone Change and Height District Change from [Q]C2-1 and RD1.5-1 to C2-2-CPIO;
4. Approve, pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a hotel located within 500 feet of an R Zone;
5. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase of 50,000 square feet or more of nonresidential floor area;
6. Adopt the Conditions of Approval, as Modified by the Commission; and
7. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

CPC-2024-4111-DB-PR-VHCA

CEQA: ENV-2024-4112-HES

Plan Area: Wilshire

Council District: 10 – Hutt

Last Day to Act: 03-15-25

PUBLIC HEARING – Completed December 10, 2024

PROJECT SITE: 550 South Shatto Place

IN ATTENDANCE:

Michelle Carter, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Ryan Leaderman, representing the Applicant.

MOTION:

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

Demolition of the existing uses, and re-purposing of the existing church building for the construction, use and maintenance of a new eight-story, 262,638 square-foot mixed-use building with 318 dwelling units, including 35 dwelling units (11 percent) set aside for Very Low Income households and 21,482 square feet of commercial space, with a maximum building height of 96 feet over two subterranean levels of parking. The Project includes 234 vehicle parking spaces and a total of 171 bicycle parking spaces (155 long-term spaces and 16 short-term spaces) and 24,431 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies.

1. Determine in the independent judgment of the decision maker, pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum; and Adopt the Mitigation Monitoring Program (MMP) for the Proposed Housing Project;
2. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of a total of 318 residential units, of which a minimum of 35 dwelling units will be set aside for Very Low Income households, and with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to permit an increase in the Floor Area Ratio (FAR) to allow a 4.29:1 FAR in lieu of the otherwise required 1.5:1 FAR;
 - b. An Off-Menu Incentive to permit an increase in height to allow eight stories and 96 feet in lieu of the otherwise required six stories and 75 feet in the CR-1 Zone;
 - c. A Waiver of Development Standard to allow a reduction in the required rear yard setback to permit a 10-foot rear yard in lieu of the otherwise required 20 feet;
 - d. A Waiver of Development Standard to allow a 25 percent reduction in the required open space to permit 24,431 square feet in lieu of the otherwise required 32,575 square feet;
 - e. A Waiver of Development Standards to allow a reduction in the side yard to permit a westerly side yard of five feet;

- f. A Waiver of Development Standards to allow a reduction in the side yard to allow an easterly side yard of five feet;
 - g. A Waiver of Development Standard to allow a 29 percent reduction in the tree requirement to permit 57 trees in lieu of the otherwise required 80 trees; and
 - h. A Waiver of Development Standard to allow a reduction in the required passageway to permit 10 feet in lieu of the otherwise required 22 feet;
- 3. Approve, pursuant to LAMC Section 16.05 and Section 13B.2.4. of Chapter 1A, a Project Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms;
 - 4. Adopt the Conditions of Approval, including Staff's Technical Modification dated March 12, 2025; and
 - 5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 10:49 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

AUG 14 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**