

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, MAY 8, 2025 REGULAR MEETING
LOS ANGELES CITY HALL, BOARD OF PUBLIC WORKS
EDWARD R. ROYBAL SESSION ROOM, ROOM 350
200 NORTH SPRING STREET, LOS ANGELES, CA 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 May 8, 2025 was conducted in person in Los Angeles City Hall, Board of Public Works, Edward R. Roybal Session Room, Room 350 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Monique Lawshe called the meeting to order at 8:37 a.m. with Commission Vice President Michael Newhouse and Commissioners Maria Cabildo, Martina Diaz, and Karen Mack in attendance.

Commissioners Caroline Choe, Phyllis Klein, Jacob Saitman, and Eizabeth Zamora were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin J. Keller, Executive Officer, 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, Diego Vazquez, and Nora Morales, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Kevin J. Keller, Executive Officer, gave a report on behalf of Vince P. Bertoni, Director of Planning, related to Budget Hearings.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Cabildo moved to approve the Meeting Minutes of October 24, 2024 and November 14, 2024. Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

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. 5

CONSENT CALENDAR

There were no items on the consent calendar.

Before proceeding to open Item No. 6, Commission President Lawshe announced that Commission Vice President Newhouse would recuse himself for Item No. 6. Therefore, due to the recusal, the result was a loss of quorum and Item No. 6 was not heard.

Rule 8.6 of the Rules and Operating Procedures of the City Planning Commission states the following:

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

ITEM NO. 7

CPC-2017-1014-CU-ZAA-SPR

CEQA: ENV-2017-1015-EIR (SCH No. 2017121007)

Plan Area: Harbor

Council District: 15 – McOsker

Last Day to Act: 06-11-25

PUBLIC HEARING – Completed April 24, 2025

PROJECT SITE: 15116 – 15216 South Vermont Avenue;
747 – 861 West Redondo Beach Boulevard

IN ATTENDANCE:

Kiersten Turner, Planning Assistant, Kathleen King, City Planner, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Edgar Khalatian, representing the Applicant; and Councilmember Tim McOsker representing Council District 15.

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:

The Prologis Vermont and Redondo Project (Project) includes the construction, use, and maintenance of a one-story, 53-foot tall, 340,298 square-foot warehouse/manufacturing/high cube/warehouse/distribution center, including a 25,000 square-foot mezzanine and up to 40,000 square feet of incidental office uses. The Project also includes a total of 194 automobile surface parking spaces, 36 dock high truck loading positions, and surface parking for up to 71 truck trailers.

1. Find, that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2017-1015-EIR (SCH No. 2017121007), dated August 2021 and the Final EIR, dated March 2025 (collectively, the Prologis Project EIR), as well as the whole of the administrative record.

CERTIFY that:

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

ADOPT the following:

- a. The related and prepared Prologis Vermont and Redondo Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Modified Mitigation Monitoring Program prepared for the Prologis Vermont and Redondo Project EIR.
2. Approve, pursuant to Section 12.24 U.14 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a Major Development Project which creates 250,000 square feet or more of warehouse floor area;
 3. Dismiss as not necessary, pursuant to LAMC Sections 12.24 W.27 and 12.22 A.23, a Conditional Use Permit for a Commercial Corner Development in the M Zone to allow:
 - a. 24-hour operations, in lieu of the otherwise permitted hours of operation from 7 a.m. to 11 p.m.; and
 - b. The exterior walls and doors of the ground floor fronting adjacent streets to consist of a minimum of 10 percent transparent windows, in lieu of the otherwise required minimum 50 percent;
 4. Approve, pursuant to LAMC Section 12.28 A, an Adjustment to allow for a maximum building height of 53 feet, in lieu of the otherwise permitted 45 feet in the M2-1VL-O Zone;
 5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development which results in an increase of 50,000 gross square feet or more of non-residential floor area;
 6. Adopt the Conditions of Approval, as Modified by the Commission; and
 7. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 11:21 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 11:23 a.m. with Commission Vice President Newhouse and Commissioners Cabildo, Diaz, and Mack in attendance.

ITEM NO. 8

CPC-2024-5389-DB-CU3-HCA

CEQA: ENV-2024-5390-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 05-21-25

PUBLIC HEARING HELD

PROJECT SITE: 13475 – 13485 West Beach Avenue

IN ATTENDANCE:

David Woon, Planning Assistant, Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Jesi Harris, representing the Applicant; and Craig Bullock representing Council District 11 on behalf of Councilmember Traci Park.

MOTION:

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, as stated on the record:

Demolition of a one-story commercial building for the construction, use, and maintenance of a new seven-story mixed-use development. The development will be located within the jurisdiction of the City of Los Angeles and Culver City. On the City of Los Angeles portion of the site, the Project proposes 64 dwelling units, of which 16 will be reserved for Very Low Income Households and will include 833 square feet of retail space. The Project will encompass a floor area of 69,269 square feet and a building height of 76 feet and 6 inches. The Project will also provide 39 vehicular parking spaces (38 residential and one commercial) and 72 bicycle spaces. In total, the mixed-use development in its entirety proposes 79 dwelling units of which 21 units will be reserved for as affordable units, 2,723 square feet of retail space, encompasses a floor area of 90,640 square feet, and provides 57 vehicular parking spaces and 96 bicycle parking spaces.

1. Determine, based on the whole of the administrative record, that the Project is exempt from 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 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 64 dwelling units, of which sixteen units will be set aside for Very Low Income Households in lieu of the base density of 22 units; and pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), with the following On-Off Menu Incentives and Waiver of Development Standards:
 - a. On-Menu Incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22 A.25;
 - b. Off-Menu Incentive to permit a 40 percent reduction in the required easterly side yard to allow a six-foot side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2;
 - c. Off-Menu Incentive to permit relief from the mixed-use calculation pursuant to Glencoe/Maxella Specific Plan Section 6.D.5 to allow a floor area ratio of 4.01 to 1;
 - d. Off-Menu Incentive to permit a 95 percent reduction in the required westerly side yard to allow a six-inch side yard in lieu of a 10-foot side yard pursuant to Glencoe/Maxella Specific Plan Section 6.C.2.c and LAMC Section 12.17.2; and
 - e. Waiver of Development Standard to permit a 21-foot and six-inch increase in height to allow a

maximum building height of 76 feet and six inches in lieu of the height limit of 55 feet and step back requirements pursuant to Glencoe/Maxella Specific Plan Section 6.E and LAMC Section 12.17.2;

3. Approve, pursuant to LAMC Section 12.24 U.24 a Conditional Use to permit to allow a 188.75 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

CPC-2024-914-DB-SPPC-VHCA

CEQA: ENV-2024-915-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 05-31-25

PUBLIC HEARING – Completed February 5, 2025

PROJECT SITE: 5416 – 5418, 5420, 5424-5428 and 5430 West Carlton Way

IN ATTENDANCE:

Danalynn Dominguez, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal Planner, representing the Planning Department; and Gary Benjamin, representing the Applicant.

MOTION:

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

Demolition of seven existing residential buildings and accessory uses, inclusive of a 16-unit apartment building, a four-unit apartment building, three single family dwellings, and a duplex building, the maintenance of an existing eight-unit apartment building, and the construction, use, and maintenance of a new 131-unit apartment building, for a total of 139 units, on an approximately 37,688.3 square-foot (0.87 acre) site within Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed project includes the removal of two street trees, three on-site protected trees, and 12 on-site non-protected trees. The proposed project is comprised of an eight-story, 105-foot and four-inch in height residential building, with one at-grade parking level and two and a half subterranean parking levels, and a total of 144,851 square feet of floor area resulting in a floor area ratio (FAR) of 4.8:1. The Project will provide 148 vehicular parking spaces, 70 long term and two short term bicycle parking spaces, 3,405 square feet of usable open space, 35 on-site trees and 10 street trees. The Project will require the export of approximately 26,100 cubic yards of soil.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (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 Chapter 1 of the Los Angeles Municipal Code (LAMC), Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentives Program Review to permit the following Off-Menu Incentives and Waivers of Development Standards for a Housing Development Project totaling 139 dwelling units, reserving 15 units for Very Low Income Household occupancy for a period of 55 years, with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to permit a 12-foot, six-inch minimum building setback along Carlton Way, in lieu of a 14-foot, 11.28-inch minimum building setback, as otherwise required by SNAP Section 7-E;
 - b. An Off-Menu Incentive to permit an 18-foot, three-inch maximum building setback along Carlton Way, in lieu of a 14-foot, 11.88-inch maximum building setback, as otherwise required by SNAP Section 7-E;
 - c. An Off-Menu Incentive to permit roof lines of up to 169-feet, one-inch without breaks, in lieu of the minimum 40-foot roof line breaks, as otherwise required by SNAP Development Standards Section IV-13;
 - d. A Waiver of Development Standard for a 66-foot, six-inch height increase to permit a maximum building height of 105-feet, four-inches, in lieu of the 38-foot, 10-inch maximum height, as otherwise required by SNAP Section 7-D;
 - e. A Waiver of Development Standard to permit four lots with a total combined area of 37,688 square feet to be tied together to form a single building site in lieu two lots with a total combined area of 15,000 square feet, as otherwise required by SNAP Section 7-A;
 - f. A Waiver of Development Standard for a 70 percent rear yard reduction to permit six feet, in lieu of 20 feet, as otherwise required by LAMC Section 12.11 C.3;
 - g. A Waiver of Development Standard for a 54.6 percent westerly side yard reduction to permit five feet, in lieu of 11 feet, as otherwise required by LAMC Section 12.11 C.2;
 - h. A Waiver of Development Standard for a 58.4 percent reduction of the space between buildings width requirement, to permit nine-foot, two-inch width between buildings, in lieu of the minimum width of 22 feet, as otherwise required by LAMC Section 12.21 C.2(a);
 - i. A Waiver of Development Standard for a 72.8 percent passageway width reduction, to permit a six-foot passageway in lieu of the minimum passageway width of 22 feet, as otherwise required by LAMC Section 12.21 C.2(b); and
 - j. A Waiver of Development Standard for a 74.4 percent reduction in required open space to permit a minimum of 3,405 square feet of open space, in lieu of 13,300 square feet, as otherwise required by SNAP Section 7.F;
3. Approve, pursuant to Chapter 1A of the LAMC Section 13.B.4.2, a Specific Plan Project Compliance to allow the demolition of seven existing residential buildings and accessory uses, inclusive of a 16-unit apartment building, a four-unit apartment building, three single family dwellings, a detached garage, and a duplex building and the construction, use and maintenance of eight-story, 131-unit residential building and the maintenance of an existing two-story, eight-unit residential building, for a total of 139 units, within Subarea A (Neighborhood Conservation) of the Vermont/Western Transit Oriented District Station Neighborhood Area Plan (SNAP) Specific Plan;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 12:30 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

SEP 25 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**