

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL MINUTES**  
THURSDAY, AUGUST 8, 2019  
LOS ANGELES CITY COUNCIL CHAMBERS  
200 NORTH SPRING STREET, ROOM 340  
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](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:35 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Helen Leung, Karen Mack, Marc Mitchell and Dana Perlman in attendance.

Commissioners Caroline Choe and Veronica Padilla-Campos were not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Kevin J. Keller, Executive Officer, Shana M. M. Bonstin, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commissioner Office Manager and Marcos G. Godoy, Administrative Clerk.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince Bertoni, Director of Planning, announced City Council returned from recess. Last week City Council approved the City Planning Commission recommendation to move from level of service to vehicle miles traveled as the way traffic impacts are measured under the California Environmental Quality Act.

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President Millman announced that the presentation on the Future of Streets Los Angeles would be heard at the end of the meeting.

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- Donna Wong, Deputy City Attorney, provided an update on previous comment regarding a White House Executive order.
- There were no requests by the any of the Commissioners.
- Minutes of Meeting:  
Commissioner Ambroz moved to approve the Minutes of Meeting July 25, 2019. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Ambroz  
Second: Khorsand  
Ayes: Leung, Mack, Millman, Mitchell, Perlman

Absent: Choe, Padilla-Campos

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

Several speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 6**

**CPC-2019-1010-CU-DB**

CEQA: ENV-2016-4283-MND-REC1

Plan Area: Van Nuys – North Sherman Oaks

Council District: 4 – Ryu

Last Day to Act: 09-04-19

**PUBLIC HEARING** – Completed July 16, 2019

**PROJECT SITE:** 14534-14536 West Burbank Boulevard

**IN ATTENDANCE:**

More Song, Planning Assistant, Courtney Shum, City Planner and Nicholas Hendricks, Senior City Planner, representing the Department; Jim Ries, Craig & Lawson Co., LLC, representing the Applicant; and Councilmen David Ryu.

**MOTION:**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of an existing three-unit multi-family residence and accessory structures and the construction, use, and maintenance of a new 100 percent affordable (exclusive of one manager's unit) four-story 46-foot high residential building consisting of 55 dwelling units, of which 17 will be set aside for Very Low Income households, 37 for Low Income households, and one reserved as a manager's unit. The development will house formerly homeless seniors over the age of 62. The Project will provide 17 automobile parking spaces in one subterranean parking level.

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 Mitigated Negative Declaration No. ENV-2016-4283-MND adopted on May 8, 2017; and pursuant to CEQA Guidelines Sections 15162 and 15164, as supported by the addendum dated June 24, 2019, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 55 dwelling units, of which 17 will be set aside for Very Low Income households, 37 for Low Income households, and one reserved as a manager's unit, with vehicular parking provided pursuant to AB 744, and with the following Incentives and waiver of development standards:
  - a. An On-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 3.5 to 1 in lieu of the otherwise permitted 3.0 to 1 FAR pursuant to LAMC Section 12.21.1 A;
  - b. An On-Menu Incentive to allow a maximum height of 46 feet in lieu of the otherwise permitted 35 feet pursuant to Ordinance No. 167,939 (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3);
  - c. An Off-Menu Incentive to allow 3,920 square feet of open space in lieu of the otherwise required 5,500 square feet of open space, pursuant to LAMC Section 12.21 G; and
  - d. An Off-Menu waiver to allow a 20-foot front yard before street dedications in lieu of the otherwise required 28-foot building line required before street dedications, pursuant to Ordinance No. 98921;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated August 7, 2019; and
5. Adopt the Findings.

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

Moved: Perlman  
Second: Ambroz  
Ayes: Khorsand, Leung, Millman, Mitchell  
Nay: Mack  
Absent: Choe, Padilla-Campos

**Vote: 6 – 1**

## **MOTION PASSED**

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### **ITEM NO. 5**

#### **CONSENT CALENDAR** – (Items 5a)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

Item 5a was removed from the consent calendar and staff presentation was waived.

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**ITEM NO. 5a****CPC-2019-2592-DB-CU-SIP**

CEQA: N/A

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 09-04-19

**PUBLIC HEARING** – Completed July 18, 2019**PROJECT SITE:** 4719-4721 South Normandie Avenue, 1409-1411 West 48th Street**IN ATTENDANCE:**

Connie Chauv, City Planning Associate and Michelle Singh, Senior City Planner, representing the Department; and Jim Ries, Craig & Lawson Co., LLC, representing the Applicant.

**MOTION:**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Construction, use, and maintenance of a 5-story, 66-foot tall mixed-use building comprised of 54 dwelling units (100 percent affordable, exclusive of one market-rate manager's unit, including 7 Very Low Income and 46 Low Income units), and 2,500 square feet of at-grade commercial office space. The Project will provide four parking spaces at grade level, and will provide 44 long-term and 4 short-term bicycle parking spaces. The Project will be 30,000 square feet in floor area with a Floor Area Ratio (FAR) of 2.38:1. The site is currently vacant with surface parking, with no trees on the subject site and four trees along the public right-of-way which are proposed to remain.

1. Determine, pursuant to California Government Code (Gov.) Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c);
2. Determine, pursuant to Gov. Section 65913.4 and California Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
3. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a Project totaling 43 dwelling units, including five dwelling units for Very Low Income household occupancy and 37 dwelling units for Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
  - a. A 12-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height, as measured from the finished floor to the underside of the structural floor above as otherwise required by the South Los Angeles Community Plan Implementation Overlay (CPIO) Section II-2.A.1(a);
  - b. A 2.73:1 FAR in lieu of the otherwise permitted 1.5:1 FAR for the C2-1VL-CPIO Zone; and
  - c. A building height of 67 feet and 5 stories, in lieu of the 45 feet and three stories otherwise permitted by the C2-1VL-CPIO Zone;
4. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following four Waivers of Development Standards:
  - a. A 15-foot rear yard in lieu of the 17 foot rear yard otherwise required for a 5-story building in the C2-1VL-CPIO Zone;
  - b. A 5-foot northerly side yard in lieu of the 8 foot side yard otherwise required for a 5-story building in the C2-1VL-CPIO Zone;
  - c. A 0-foot southerly side yard in lieu of the 8 foot side yard otherwise required for a 5-story building in the C2-1VL-CPIO Zone; and

- d. A 30 percent reduction in required open space for 3,028 square feet of open space in lieu of 4,325 square feet otherwise required by LAMC Section 12.21 G;
5. Approve, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 48 percent increase in density over the Project site, for 43 dwelling units in lieu of the otherwise permitted base density of 29 dwelling units;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

Moved: Perlman  
Second: Ambroz  
Ayes: Khorsand, Leung, Mack, Millman, Mitchell  
Absent: Choe, Padilla-Campos

**Vote: 7 – 0**

**MOTION PASSED**

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President Millman recessed the meeting at 10:55 a.m. The meeting reconvened at 11:05 a.m. with Commissioners Ambroz, Khorsand, Leung, Mack, Mitchell, and Perlman in attendance.

Commissioner Padilla-Campos joined the meeting at approximately 11:22 a.m. and was not at the dais during the vote for Item No. 7.

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**ITEM NO. 7**

**CPC-2019-2946-CU-DB-SIP**

CEQA: N/A

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson, Jr.

Last Day to Act: 08-14-19

**PUBLIC HEARING** – Completed August 8, 2019

**PROJECT SITE:** 4200-4208 West Pico Boulevard, 1313 South Crenshaw Boulevard

**IN ATTENDANCE:**

Connie Chauv, City Planning Associate and Michelle Singh, Senior City Planner, representing the Department; and Jim Ries, Craig & Lawson Co., LLC, representing the Applicant.

**MOTION:**

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Construction, use, and maintenance of a 5-story, 66-foot tall mixed-use building comprised of 54 dwelling units (100 percent affordable, exclusive of one market-rate manager's unit, including 7 Very Low Income and 46 Low Income units), and 2,500 square feet of at-grade commercial office space. The Project will provide four parking spaces at grade level, and will provide 44 long-term and 4 short-term bicycle parking spaces. The Project will be 30,000 square feet in floor area with a Floor Area Ratio (FAR) of 2.38:1. The site is currently vacant with surface parking, with no trees on the subject

site and four trees along the public right-of-way which are proposed to remain. The Project qualifies as a Streamlined Infill Project (SIP) pursuant to Senate Bill (SB) 35 (California Government Code Section 65913.4).

1. Determine, pursuant to California Government Code (Gov.) Section 65913.4, that the Project is a Streamlined Infill Project that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c);
2. Determine, based on the whole of the administrative record, the Project is Statutorily Exempt from the California Environmental Quality Act as a ministerial project pursuant to Gov. Section 65913.4 and California Public Resources Code Section 21080(b)(1);
3. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Conditional Use for a 58 percent increase in density over the project site, for 54 dwelling units in lieu of the otherwise permitted base density of 34 dwelling units;
4. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of a Density Bonus Compliance Review, for a Project totaling 54 dwelling units, including 7 dwelling units for Very Low Income household occupancy and 46 dwelling units for Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
  - a. A 2.38:1 FAR in lieu of the otherwise permitted 2.0:1 FAR by the C4-2D-O-CPIO Zone and the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay ("CPIO") Section III-2.B.2(b);
  - b. A building height of 66 feet and 5 stories, in lieu of the 55 feet otherwise permitted by the C4-2D-O-CPIO Zone and CPIO Section III-2.A.1; and
  - c. To waive transitional height requirements of the CPIO Section III-2.A.2;
5. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following five Waivers of Development Standards:
  - a. A 5-foot rear yard in lieu of the minimum 17 foot rear yard otherwise required for a 5-story building in the C4-2D-O-CPIO Zone;
  - b. A 5-foot westerly side yard in lieu of the minimum 8 foot side yard otherwise required for a 5-story building in the C4-2D-O-CPIO Zone;
  - c. A 21-foot easterly side yard to accommodate a transformer, in lieu of the maximum 2 foot side yard otherwise permitted for a corner lot by the CPIO Section III-2.D.1(a);
  - d. A 25 percent reduction in required open space for 4,069 square feet of open space in lieu of 5,425 square feet otherwise required by LAMC Section 12.21 G; and
  - e. A waiver of loading space requirements of LAMC Section 12.21 C.6;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated August 6, 2019; and
7. Adopt the Findings.

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

Moved: Khorsand  
Second: Leung  
Ayes: Ambroz, Mack, Millman, Mitchell, Perlman  
Absent: Choe, Padilla-Campos

**Vote: 7 – 0**

**MOTION PASSED**

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President Millman announced that the Item Nos. 08 and 09 would be heard together as they pertain to the same project, but separate motions would be taken.

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**ITEM NO. 8**

**VTT-74568-1A**

CEQA: ENV-2016-3991-EIR; SCH No. 2017051068

Plan Area: Central City

Related Case: CPC-2016-3990-GPA-VZC-HD-MCUP-SPR

Council District: 14 – Huizar

Last Day to Act: 08-08-19

**PUBLIC HEARING HELD**

**PROJECT SITE:** 709–765 South Wall Street; 306–326 East 7th Street;  
750–752 South Maple Avenue

**IN ATTENDANCE:**

Adam Villani, City Planner, Mindy Nguyen, City Planner and Heather Bleemers, Senior City Planner, representing the Department; Joel Miller, Gensler, representing the Applicant; Camille Stough, representing CREED LA, Appellant; and Elizabeth Watson, Greenberg Glusker Fields, representing American Florists Exchange, Ltd, Appellant.

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After staff's presentation, Commissioner Millman recessed the meeting for lunch at 11:50 a.m. The meeting reconvened at 12:31 p.m. with Commissioners Ambroz, Khorsand, Leung, Mack, Millman, Mitchell, Padilla-Campos and Perlman in attendance.

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**MOTION:**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Merger and re-subdivision of a 3.86-net-acre site into three ground lots and 13 airspace lots for a project to expand and redevelop the existing Flower Market facility while maintaining the existing wholesale market.

1. Find that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-3991-EIR (State Clearinghouse No. 2017051068) dated September 20, 2018, the Final EIR, dated April 12, 2019 (Southern California Flower Market EIR), and Errata dated July 26, 2019 and August 7, 2019, as well as the whole of the administrative record;  
CERTIFY the following:
  - a. The Southern California Flower Market EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. The Southern California Flower Market EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
  - c. The Southern California Flower Market EIR reflects the independent judgment and analysis of the lead agency;ADOPT the following:

- a. The related and prepared Southern California Flower Market Environmental Findings; and
- b. Mitigation Monitoring Program prepared for the Southern California Flower Market EIR (Exhibit D);
2. Deny the appeal in part and grant the appeal in part; sustain the June 3, 2019, Deputy Advisory Agency's determination to approve, pursuant to the Los Angeles Municipal Code Section 17.15, a Vesting Tentative Tract Map No. 74568 for the Project;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated August 7, 2019; and
4. Adopt the Amended Findings.

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

Moved: Perlman

Second: Ambroz

Ayes: Khorsand, Leung, Mack, Millman, Mitchell, Padilla-Campos

Absent: Choe

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 9**

**CPC-2016-3990-GPA-VZC-HD-MCUP-SPR**

CEQA: ENV-2016-3991-EIR; SCH No. 2017051068

Plan Area: Central City

Related Case: VTT-74568-1A

Council District: 14 – Huizar

Last Day to Act: 08-08-19

**PUBLIC HEARING** – Completed May 8, 2019; August 8, 2019

**PROJECT SITE:** 709–765 South Wall Street; 306–326 East 7th Street;  
750–752 South Maple Avenue

**IN ATTENDANCE:**

Adam Villani, City Planner, Mindy Nguyen, City Planner and Heather Bleemers, Senior City Planner, representing the Department; and Joel Miller, Gensler, representing the applicant.

**MOTION:**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

The Project includes the expansion and redevelopment of the existing Southern California Flower Market ("Flower Market") facility between Maple Avenue and Wall Street, south of 7th Street; and maintenance of the existing wholesale market. The existing property consists of two buildings, the North Building (206,517 square feet) and the South Building (185,111 square feet), both of which include open rooftop parking. The North Building and its rooftop parking will be maintained and renovated, while the South Building will be demolished in order to allow for the development of a new mixed-use building with one level of subterranean parking.

The new mixed-use development will consist of wholesale trade, retail, restaurant, office, and residential uses. The new South Building) would be 15 stories (comprised of a 12-story residential tower, over three stories of office, retail, restaurant, wholesale flower market, and parking) and 205



feet in height. The development program for both buildings would consist of 323 residential, of which 32 units will be set aside for Moderate Income households; 64,363 square feet of office space; 4,385 square feet of retail space; 63,785 square feet of wholesale space and storage; 13,420 square feet of food and beverage space; and 21,295 square feet of event space (of which 6,700 square feet of interior floor area of Event Space and covered exterior areas of Event Deck, in conjunction with lobbies and other miscellaneous spaces which are part of the total commercial, retail, wholesale and restaurant areas, comprise 10,226 square feet of building floor area). The Flower Market would continue to operate in the existing North Building during and after the redevelopment.

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 EIR No. ENV-2016-3991-EIR (SCH. No. 2014061066) (Draft EIR dated September 20, 2018 Final EIR dated April 12, 2019 and Errata dated July 26, 2019 and August 7, 2019; collectively, Southern California Flower Market Project EIR), certified on June 3, 2018; 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 the City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Light Industrial to Community Commercial; and to remove Footnote No. 2 to allow for an FAR increase to 3.9:1 in lieu of the 3:1 FAR otherwise allowed for Height District 2D;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change and Height District Change from M2-2D to (T)(Q)C2-2D;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to permit the on-site sales and consumption of alcoholic beverages at two restaurants and an event space, within the mixed-use building;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project for a development project which creates 323 dwelling units;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated August 7, 2019; and
7. Adopt the Amended Findings.

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

Moved: Perlman  
Second: Ambroz  
Ayes: Khorsand, Leung, Mack, Millman, Mitchell  
Nay: Padilla-Campos  
Absent: Choe

**Vote: 7 – 1**

**MOTION PASSED**

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Commissioners Ambroz and Mitchell left the meeting at approximately 2:30 p.m.

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**ITEM NO. 10****CPC-2017-420-GPAJ-VZCJ-HD-SPR**

CEQA: ENV-2017-421-EIR; SCH No. 2018061005

Plan Area: Central City

Council District: 14 – Huizar

Last Day to Act: 10-08-19

**PUBLIC HEARING** – Completed August 8, 2019**PROJECT SITE:** 713–717½ East 5th Street**IN ATTENDANCE:**

Polonia Majas, Planning Assistant, William Lamborn, City Planner and Heather Bleemers, Senior City Planner, representing the Department; and Jim Ries, Craig & Lawson Co., LLC, representing the Applicant.

**MOTION:**

Commissioner Mack put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Development of a new residential building on a 5,506 square-foot site comprised of two parcels located at 713–717½ East 5<sup>th</sup> Street. The new eight-story building would include 51 residential units, which would consist of 50 Restricted Affordable Efficiency Dwelling units, and one manager's unit. A minimum of five percent of the units would be set aside for Extremely Low Income households, and 11 percent would be set aside for Very Low Income households. Each unit would contain a private kitchen and bathroom. The 33,007-square-foot building would include 433 square feet of supportive service uses. One surface parking space would be provided. To accommodate the new uses, the existing 14,475-square-foot residential building, which contains 46 Very Low Income single room occupancy (SRO) units and one manager's unit, would be demolished.

1. Find, that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2017-421-EIR (SCH No. 2018061005) dated December 20, 2018, and the Final EIR, dated July 15, 2019 (713 East 5th Street Project EIR), as well as the whole of the administrative record.

CERTIFY that:

- a. The 713 East 5th Street Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 713 East 5th Street Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
- c. The 713 East 5th Street Project EIR reflects the independent judgement and analysis of the lead agency.

ADOPT the following:

- a. The related and prepared 713 East 5th Street Project Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the 713 East 5th Street Project EIR; and
2. 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 713 East 5th Street Project EIR No. ENV-2017-421-EIR, SCH No. 2018061005; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project;
  3. Approve and recommend that the Mayor and the City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Industrial to Regional Commercial;

4. Approve and recommend that the City Council adopt, pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change and Height District Change from M2-2D to (T)(Q)C2-4D;
5. Approve, pursuant to LAMC Sections 12.21 G and 11.5.11(e) and California Government Code 65915(k), the following incentives:
  - a. A 50 percent reduction in required open space. In lieu of providing 5,125 square feet of required common open space, the Project would provide 2,562.5 square feet of common open space;
  - b. A 50 percent reduction in the number of required trees. In lieu of providing 13 trees, the Project would provide seven trees; and
  - c. No parking spaces for the 50 Restricted Affordable units set aside for permanent supportive housing;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a residential building located within the Greater Downtown Housing Incentive Area;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

Moved: Mack  
Second: Leung  
Ayes: Khorsand, Millman, Padilla-Campos, Perlman  
Absent: Ambroz, Choe, Mitchell

**Vote: 6 – 0**

**MOTION PASSED**

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Commissioner Perlman left the meeting at approximately 2:53 p.m.

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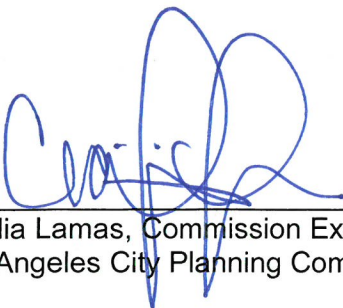
**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

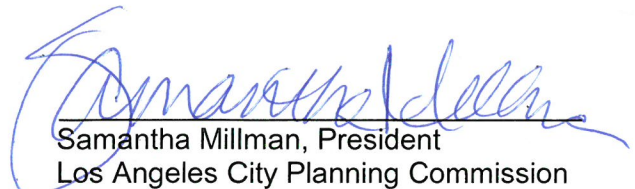
- Presentation on the Future of Streets Los Angeles:  
Students and faculty from the Graduate School of Design, Harvard University presented their work from an academic studio proposing mobility and design options with a focus on transit orientation and the public realm at key Expo Corridor Line stations.

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There being no further business before the Commission, the meeting adjourned at 3:38 p.m.



Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission



Samantha Millman, President  
Los Angeles City Planning Commission

**ADOPTED**  
**CITY OF LOS ANGELES**

**AUG 22 2019**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**