

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, FEBRUARY 28, 2019**

VAN NUYS CITY COUNCIL CHAMBERS  
14410 SYLVAN STREET, 2<sup>ND</sup> FLOOR  
VAN NUYS, CALIFORNIA 91401

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 8:38 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Karen Mack, Marc Mitchell and Dana Perlman in attendance. Commissioners Caroline Choe and Veronica Padilla-Campos were absent. Commissioner Renee Dake Wilson resigned on February 20, 2019.

Also in attendance were Vince Bertoni, Planning Director, Kevin Keller, Executive Officer, Shana Bonstin, Deputy Planning Director, Lisa Webber, Deputy Planning Director, Arthi Varma, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James Williams, Commission Executive Assistant II, Marcos Godoy, Office Services Assistant and Rocky Wiles, City Planner.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince Bertoni, Director of Planning reported the following:
  - The Home Sharing Ordinance was adopted by the City Council and will become effective in July 2019.
  - The City Council introduced a motion which will be going to PLUM in March, that would look at Vacation Rentals as part of the Home Sharing Ordinance. If Council adopts the motion, then the Planning Department would be preparing an analysis and the matter would return to the City Planning Commission for consideration and recommendation.
- Donna Wong, Deputy City Attorney had no report
- There were no requests by the any of the Commissioners

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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**

There were no requests to address the Commission.

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**ITEM NO. 4****RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5****CONSENT CALENDAR** – (5a and 5b)

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.

Both Items were taken off the consent calendar. Staff presentations were waived.

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**ITEM NO. 5a****CPC-2018-3906-ZC-CUB-CUX**

CEQA: ENV-2007-5777-MND-REC1

19

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 02-28-

**PUBLIC HEARING** – Completed January 2, 2019

**PROJECT SITE:** 960 North La Brea Avenue

**IN ATTENDANCE:**

Jojo Pewsawang, City Planner and Nick Hendricks, representing the Planning Department.

**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:

Tenant improvements and the change of use of an existing 58,417 square-foot, maximum 72-foot in height commercial warehouse building to a private athletic club with a rooftop pool, restaurant with rooftop outdoor patio seating, spa/salon, and co-working office space. The project will include seating for 488 patrons total (303 indoor and 185 outdoor) and include live entertainment and public dancing. Proposed hours of operation are from 5:00 a.m. to 12:00 a.m. (midnight), daily.

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-2007-5777-MND adopted on November 10, 2010; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated December 6, 2018, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Approve and recommend that City Council approve, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from (Q)M1-1 to (T)M1-1, subject to "T" Conditions of Approval;

3. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption;
4. Approve, pursuant to LAMC Section 12.24 W.18, a Conditional Use to allow public dancing at the proposed athletic club; and
5. Adopt the Conditions of Approval and findings.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 5b**

**CPC-2019-766-MS**

CEQA: ENV-2016-3391-EIR; SCH No. 2015021014  
Plan Area: Los Angeles International Airport

Council District: 11 – Bonin  
Last Day to Act: 05-05-19

**PUBLIC HEARING – N/A**

**PROJECT SITE:** 5523-5541 West 93rd Street

**IN ATTENDANCE:**

Jonathan Hershey, Senior City Planner and Craig Weber, Principal City Planner representing the Planning Department.

**MOTION:**

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

An ordinance to allow the sale of portions of Los Angeles World Airports-owned properties.

1. Approve and Recommend that the City Council 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, Case No. ENV-2016-3391-EIR (State Clearinghouse No. 2015021014), certified on June 7, 2017; and pursuant to CEQA Guidelines 15162 and 15164, that no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. Approve and recommend that the City Council adopt the proposed ordinance to authorize the exchange of Los Angeles World Airports property with an adjacent private property owner; and
3. Approve and recommend that the City Council adopt the proposed ordinance and findings.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 6**

**CPC-2008-3470-SP-GPA-ZC-SUD-BL-M3**

CEQA: ENV-2008-3471-EIR; SCH No. 1990011055

Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 – Blumenfield

Last Day to Act: 05-05-19

**PUBLIC HEARING** – Completed May 3, 2018

**PROJECT SITE:** Warner Center 2035 Specific Plan

**IN ATTENDANCE:**

Jonathan Hershey, Senior City Planner and Craig Weber, Principal City Planner representing the Planning Department; Andrew Pennington, Director of Land Use & Planning, representing the Office of Council Member Blumenfield.

**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:

Amendment to the Warner Center 2035 Specific Plan ("Plan") to update and clarify the way mobility fees, pursuant to Section 7 of the Plan are assessed and calculated, with amendments to Sections 4, 5, and 7, and Appendices D and E of the Plan.

1. Approve and recommend that the City Council find, based on the independent judgement of the Commission, after consideration of the whole of the administrative record, that the project was assessed in the Environmental Impact Report No. ENV-2008-3471-EIR (SCH No. 1990011055), previously certified on April 24, 2013, and pursuant to State CEQA Guidelines Sections 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. Approve and recommend that the City Council adopt the proposed ordinance as amended by the Commission per Staff's Technical Modification dated February 26, 2019, provided that the City Attorney review the Ordinance as to form and legality; and
3. Approve and recommend that the City Council adopt the findings amending the Warner Center 2035 Specific Plan.

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

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

**Vote: 5 – 1**

**MOTION PASSED**

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Commissioner Millman recessed the meeting at 9:53 a.m. The meeting reconvened at 10:02 a.m. with Commissioners Ambroz, Khorsand, Mack, Millman, Mitchell and Perlman in attendance.

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**ITEM NO. 7**

**CPC-2018-6339-MS**

CEQA: N/A

Plan Area: Citywide

Council Districts: All

Last Day to Act: 07-01-19

**PUBLIC HEARING** – Completed November 28, 2018; November 29, 2018; December 4, 2018; December 6, 2018

**PROJECT SITE:** Citywide

**IN ATTENDANCE:**

Diana Kitching, City Planner representing the Department; Kathryn Phelan, Deputy City Attorney;

Planning staff presented the Department's proposed adoption of the State California Environmental Quality Act (CEQA) Guidelines and Appendix G of the Guidelines as the Department of City Planning CEQA Thresholds. The Governor's Office of Planning and Research adopted, in 2018, comprehensive updates to the California Environmental Quality Act Guidelines and Appendices. The Department of City Planning's adoption of CEQA Guidelines and Appendix G as the Department's CEQA Thresholds of significance will ensure compliance with existing State law and any future updates to State law.

Commissioner Ambroz moved to receive and file the Department's report. Commissioner Mack seconded the motions and the vote proceeded as follows:

Moved: Ambroz

Second: Mack

Ayes: Khorsand, Millman, Mitchell, Perlman

Absent: Choe, Padilla-Campos

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 8**

**CPC-2018-6577-MS**

CEQA: N/A

Plan Area: Citywide

Council Districts: All

Last Day to Act: 07-01-19

**PUBLIC HEARING** – Completed November 28, 2018; November 29, 2018; December 4, 2018; December 6, 2018

**PROJECT SITE:** Citywide

**IN ATTENDANCE:**

Rubina Ghazarian, City Planner and Arthi Varma, Deputy Planning Director representing the Planning Department; Jay Kim, Assistant General Manager, Tomas Carranza, Principal Transportation Engineer, Project Delivery Group, Eddie Guerrero Jr., Senior Transportation Engineer, Project Delivery Group and David Sommers, Supervising Transportation Planner, Transportation Planning & Policy, representing the Department of Transportation.

**MOTION:**

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

An update to the Transportation Section of the Los Angeles CEQA Thresholds Guide to comply with California Senate Bill 743 and aligning with the update to the State CEQA Guidelines and Appendix G.

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed resolution is not a project under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(1), CEQA Guidelines Section 15378 and is exempt from CEQA pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308, and none of the exceptions in Section 15300.2 apply;
2. Approve and recommend that the City Council adopt the proposed Resolution pursuant to Senate Bill 743 and CEQA Guidelines, Sections 15064.3 and 15064.7(b), updating the City's adopted transportation thresholds;
3. Adopt the staff report as the Commission's report on the subject;
4. Adopt the findings; and
5. Recommend that the City Council instruct the Department of City Planning and the Department of Transportation to report back annually for two years on status and any additional changes needed to meet the intent of Senate Bill 743.

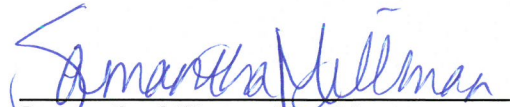
Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

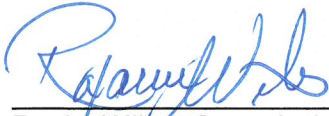
**Vote: 6 – 0**

**MOTION PASSED**

There being no further business before the Commission, the meeting adjourned at 10:56 a.m.



Samantha Millman, President  
Los Angeles City Planning Commission



Rocky Wiles, Commission Office Manager

**ADOPTED**  
CITY OF LOS ANGELES

**MAR 28 2019**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**