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October 11, 2022

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUPPLEMENTAL APPEAL RESPONSE NO. 2; Council File No. 21-1502

1318 North Lyman Place, 4470-4494 West De Longpre Avenue; 1321-1323 North Virgil Avenue
Case: APCC-2020-1764-SPE-SPP-SPR-1A, ENV-2015-310-MND-REC1

At its meeting on October 26, 2021, the Central Los Angeles Area Planning Commission approved a Project Permit Compliance and Specific Plan Exception from the Vermont-Western TOD Station Neighborhood Area Plan (SNAP) Specific Plan for the addition/construction of three levels of medical office space, containing 95,995 square feet of floor area, on top of an existing parking structure, and found that the project was assessed in Mitigated Negative Declaration No. ENV-2015-310-MND adopted on January 11, 2016 and as supported by the addendum dated July 27, 2021. The existing parking structure is an extension of the Hollywood Presbyterian Medical Center (HPMC). The existing parking structure contains 562 parking spaces with a height of 43 feet, including five-stories above grade and two (2) subterranean levels for a total height of 96 feet and 4 inches. The additional medical office space would serve the HPMC.

On December 7, 2021 and December 8, 2021, the entirety of the Area Planning Commission's action was appealed by two (2) parties. The Department of City Planning submitted an Appeal Response to Council File No. 21-1502 on March 17, 2022, which included two attachments (recommended revised Conditions of Approval and revised Findings) in order to address minor typographical errors. Those revised Conditions of Approval and Findings are also attached to this letter.

Additional comment letters were submitted to the Council File by the Appellants of the case between May and June 2023. Doug Haines, on behalf of the La Mirada Avenue Neighborhood Association of Hollywood, submitted a letter on May 1, 2023, which was duplicative of previous letters and claimed that the Area Planning Commissions findings were insufficient and again asserted that that an Environmental Impact Report should be prepared for the project. Mr. Haines also submitted a copy of the determination letters for Case Nos. DIR-2016-3207-SPP-SPR and DIR-2017-5247-SPP, and a copy of the Staff Recommendation Report for the subject case (No. APCC-2020-1764-SPE-SPP) to the Council File for the subject property. On May 6, 2023, Mr. Haines submitted a copy of the judgement in *La Mirada Ave Neighborhood Association of Hollywood vs. City of Los Angeles* for the Target development at the southwest

corner of Sunset Boulevard and Western Avenue, and an appeal justification from a previous Zoning Administrator regarding the Target development. CREEDLA submitted a letter on May 2, 2023, which was duplicative of previous letters and claimed that the addendum failed to properly address noise, air quality, greenhouse gas, and public health impacts; and that the project ought to be denied by City Council.

Letters were also sent by Mitchell M. Tsai, on behalf of the Southwest Mountain States Regional Council of Carpenters, on May 25, 2023 and June 2, 2023, and claimed that the City should require the use of local workforce unions, that training requirements to prevent the spread of COVID-19 should be required, and claimed that there would be significant impacts to air quality, greenhouse gases, water, noise, human health, and wildlife. Mr. Tsai also objected to the traffic analysis in the addendum. Lastly, a letter was sent by the 'Tenants of Tropical Apartments (4588 Fountain Ave)' on June 13, 2023, noting their concerns about air quality, noise, soil erosion, and light.

The claims in the aforementioned letters are duplicative of the claims in the original appeal applications, are unsubstantiated and have been addressed in the prior appeal response documents submitted by Planning Staff. The letters claim that there are new or more severe significant impacts relating to noise, air quality, greenhouse gas; and that as such, a subsequent MND or EIR is required. However, as noted above, Meridian Consultants responded to each of these claims, noting that the Project will not result in any new or substantially more severe impacts, and the comments are speculative and no substantial evidence was provided to support a fair argument that would require the preparation of a subsequent MND or environmental impact report. Regarding the traffic analysis, a memorandum was submitted to the file by the Los Angeles Department of Transportation on May 19, 2020, noting that the project has been sufficiently analyzed in the transportation assessment prepared by Gibson Transportation Consulting, Inc. dated April 2020, and that the project would not result in any significant impacts with implementation of Transportation Demand Management measures. As such, the environmental analysis which was adopted at the time the Project was approved was sufficient. The Area Planning Commission did not err or abuse their discretion in the approval of the Project and the appeal should be denied.

The letters address concerns regarding the enforcement of the Vermont Western SNAP Specific Plan, adequacy of the entitlement findings, and the adequacy of the environmental documents. Upon careful consideration of these letters, Staff has determined that the appeals fail to adequately address how the City erred or abused its discretion. Therefore, Staff recommends that the appeals be denied, the actions of the Area Planning Commission sustained, and that the revised conditions and findings dated March 15, 2022 be adopted.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



JANE J. CHOI, AICP
Principal City Planner

VPB:JC:VKJ

Attachments:

Staff Recommended Revisions to Conditions of Approval dated 3/15/2022
Staff Recommended Revisions to Findings dated 3/15/2022

c: Emma Howard, Planning Director, Council District 13

PLUM Committee
CF 21-1502