

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JUNE 11, 2020
(VIA TELECONFERENCE)

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.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted telephonically.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell and Dana Perlman in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa M. Webber, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office staff participation included, Raoul Mendoza, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy, Denise Otero and Diego Vasquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:
Commissioner Khorsand moved to approve the Minutes of Meetings May 14, 2020 and May 28, 2020. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several 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.

ITEM NO. 6

CPC-2020-516-DB-PSH-SIP

CEQA: N/A

Plan Area: Wilshire

Council District: 10 – Wesson

Last Day to Act: 06-22-20

PUBLIC HEARING HELD

PROJECT SITE: 1141 – 1145 South Crenshaw Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

James Harris, City Planning Associate, Hagu Solomon-Cary, Senior City Planner and Jane Choi, Principal City Planner representing the Department; Olivia Joncich, representing the Applicant; and Jaimie Hwang, representing the office of Councilmember Herb Wesson.

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 surface parking lot and the construction, use and maintenance of 43 affordable and Permanent Supportive Housing units 42 restricted to Low Income Households and one manager's unit, on a 15,545 square foot site. The proposed project includes a five-story building with a maximum building height of 65 feet, and a total of 56,240 square feet of floor area including 1,809 square feet of Support Services and social services spaces, located on the ground floor. The Project will provide eight spaces under AB 2162, 42 bicycle parking spaces; and will provide a total of 3,550 square feet of open space and 11 trees.

1. Determine, pursuant to California Government (CA Gov.) Code Section 65651 and Public Resource Code Section 21080(b)(1), determine that the Supportive Housing Project is exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
2. Determine, pursuant to CA Gov. Code Sections 65650 through 65654, that the project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards

- of CA Gov. Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by CA Gov. Code Section 65653;
3. Determine, pursuant to CA Gov. Code Section 65915, a Density Bonus Compliance Review for a Supportive Housing Project totaling 43 dwelling units, reserving 42 units for Low Income Household occupancy for a period of 55 years, located within a one-half mile of transit, with the following:
 - a. A 65-percent increase in density for 43 dwelling units in lieu of the 26 units otherwise permitted by the R3-1-O and C2-1-O Zones; and
 - b. A height increase of up to an additional 20 feet for a maximum building height of 65 feet, in lieu of the 45 feet as otherwise permitted by the R3-1-O Zone;
 4. Approve, pursuant to CA Gov. Code Section 65915, a Density Bonus Compliance Review, with following requested Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to average density, FAR, parking and access across the R3-1-O and C2-1-O Zones, and averaging of required trees across the R1-1-O, R3-1-O and C2-1-O Zones;
 - b. An Off-Menu Incentive to allow a 25-percent reduction in Open Space to permit 3,544 square feet in lieu of 4,725 square feet as otherwise required by LAMC Section 12.21 G.2;
 - c. An Off-Menu Incentive increase of the total FAR from 3:1 in the R3-1-O Zone and 1.5:1 in the C2-1-O Zone to 4.91:1 across the R3-1-O and C2-1-O Zones;
 - d. An Off-Menu Incentive to waive the transitional height requirements in LAMC Section 12.21.1A.10 requiring a building height of 25 feet within 49 feet of an R1-1-O Zone to allow for a 65-foot tall building for the portion of the building on the C2-1-O Zone;
 - e. A Waiver of Development Standards to reduce the front yard setback on the portion of the building in the R3-1-O Zone to allow a 5-foot setback in lieu of a 15-foot setback as otherwise required by LAMC Section 12.10 C.1;
 - f. A Waiver of Development Standards to permit a five-foot side yard setback on the northerly side yard in lieu of the eight-foot setback otherwise required by LAMC Section 12.14 C.2 for the C2-1-O Zone; and
 - g. A Waiver of Development Standards to permit a five-foot side yard setback on the southerly side yard in lieu of the eight-foot setback otherwise required by LAMC Section 12.10 C.2 for the R3-1-O Zone;
 5. Adopt Conditions of Approval; and
 6. Adopt the Findings

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

DIR-2018-6861-TOC-WDI-1A

CEQA: ENV-2018-6862-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O' Farrell

Last Day to Act: 06-22-20

PUBLIC HEARING HELD

PROJECT SITE: 2017 West Temple Street; 2019, 2021, 2021 ½ West Temple Street;
403, 405, 405 ½, 407, 407 ½ North Mountain View Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Monique Acosta, City Planning Associate, Kevin Golden, City Planner and Debbie Lawrence, Senior City Planner representing the Department; Gary Benjamin, representing the Applicant; and Cecilia Ramos, Appellant.

MOTION:

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

Demolition of two one-story single-family dwellings and a two-story mixed-use structure with ground floor commercial and four residential dwellings units for the construction, use and maintenance of a 40-unit residential apartment building that is five-stories, 56 feet in building height, and contains 27,152 square feet of floor area and a 2.99:1 Floor Area Ratio (FAR). The project reserves nine percent, or four dwelling units, of the total 40 units for Extremely Low Income Households. The Project provides 26 vehicular parking spaces and 38 bicycle parking spaces located at-grade and within a subterranean parking garage. The Project also provides 3,450 square feet of open space with a ground floor recreation center, a roof deck and private balconies. The Project proposes the export of 3,325 cubic yards of earth.

1. Determine, that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain the Planning Director's determination to approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 53 percent increase in density, 2.99:1 Floor Area Ratio (FAR), and 0.5 parking spaces per bedroom consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 2 project totaling 40 dwelling units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years, with the following three Additional Incentives:
 - a. Yards/Setbacks: Allow yard requirements in the RAS3 Zone per LAMC 12.10.5 to provide side yard widths of five feet in lieu of eight feet otherwise required by LAMC Section 12.11 C.2, and a rear yard width of five feet in lieu of 17 feet otherwise required by LAMC Section 12.11 C.3;
 - b. Height: One additional story up to 11 additional feet in height to provide 56 feet in lieu of 45 feet in height otherwise required by LAMC Section 12.21.1 A.1; and
 - c. Open Space: A 20 percent reduction of the required open space to allow 3,450 square feet in lieu of 4,300 square feet otherwise required by LAMC Section 12.21 G.2;

3. Approve, pursuant to Section 12.37 I.2 of the LAMC, a Waiver of Dedication and Improvement for the west side of Mountain View Avenue, which adjoins the project site's street frontage; and
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 10:06 a.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 25 2020

CITY PLANNING DEPARTMENT
COMMISSION OFFICE