

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL MINUTES**  
THURSDAY, MAY 27, 2021  
**(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](http://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 via Zoom Video Webinar and telephonically.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Caroline Choe and Commissioners Renee Dake-Wilson, Jenna Hornstock, Helen Leung, Yvette López-Ledesma, Karen Mack and Dana Perlman.

Commission President Millman announced the return of Commissioner Renee Dake-Wilson. After stepping away to prioritize her family Commissioner Dake-Wilson has re-joined the City Planning Commission.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber and Arthi Varma, Deputy Director's and Donna Wong, Deputy City Attorney. Commission Office staff participation included Irene Gonzalez, Commission Office Manager, Denise Otero and Diego Vasquez, Administrative Clerks.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Vince P. Bertoni, Director of Planning, briefly discussed changes made regarding the Housing Element. Commissioner Perlman and Commission President Millman requested a thorough update under director's report.
- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.

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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. 5a**  
(Consent Calendar)

There were no items on the Consent Calendar.

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Commissioner Dake-Wilson confirmed, on the record, that she listened to all the audio for the previous meetings. Therefore, Commissioner Dake-Wilson was able to participate for item no. 06.

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**ITEM NO. 6**

**CPC-2020-4566-DB-HCA**

CEQA: ENV-2020-4567-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian

\*\*Last Day to Act: 05-27-21

Continued from: 04-22-21

**PUBLIC HEARING** – Completed March 22, 2021

**PROJECT SITE:** 10912 – 10914 1/2 West Blix Street

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Kora McNaughton, Planning Assistant, Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and Jonathan Riker, representing the Applicant.

**MOTION:**

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

Demolition of an existing four-unit residential building and the construction of an approximately 21,695 square foot, five-story (54-foot height), residential building over one level of subterranean parking, on a 9,735 square foot lot. The new building has 18 residential units, including one affordable unit for low-income households and two affordable units for very low-income households. The Project includes 16 vehicle parking spaces, 18 long-term bicycle parking spaces, and 1,430 square feet of common open space located in a rear patio on the ground floor and a roof deck and recreation room on the fifth floor. The 12 existing non-protected trees on the property, including four of significant size, are proposed for removal. New landscaping will include five trees, two of which will be planted in the parkway adjacent to the subject property.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State 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 to permit the construction of a 21,623 square-foot, five-story, 54 foot-high mixed-use project with 18 residential units, including one unit set aside for low-income households and two units set aside for very low-income households and one level of underground parking with the following:
  - a. On-Menu Incentive to allow a floor area ratio (FAR) of 3.74:1 in lieu of the 3:1 FAR otherwise required in the R3 Zone;

- b. On-Menu Incentive to allow a height of 54 feet in lieu of the otherwise permitted 45 feet in the R3 Zone;
  - c. On-Menu Incentive to allow up to a 20 percent reduction in open space to permit 1,720 square feet in lieu of the required 2,150 square feet under LAMC Section 12.21 G;
  - d. Waiver of Development Standards to allow a total of 16 vehicle parking spaces, 45 percent less than otherwise required under LAMC Section 12.22 A.25, Parking Option 1, with three vehicle spaces (10 percent) replaced by bicycle parking; and
  - e. Waiver of Development Standards to allow a 12 foot 3 inch wide passageway extending from a street to the entrance of the building, in lieu of the 16-foot wide passageway required under LAMC Section 12.21 C.2(b);
3. Adopt the Conditions of Approval, as modified by the Commission, including the Technical Modification dated May 24, 2021; and
  4. Adopt the Findings.

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

Moved: Dake-Wilson  
 Second: Choe  
 Ayes: Hornstock, Leung, López-Ledesma, Mack, Millman, Perlman

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

**CPC-2018-3003-GPA-ZC-HD-SPP**

CEQA: ENV-2018-3004-MND

Plan Area: Sunland – Tujunga – Lake View Terrace  
 Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez

\*\*Last Day to Act: 05-27-21

**PUBLIC HEARING** – Completed December 14, 2020

**PROJECT SITE:** 9666 and 9668 North Sunland Boulevard

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and David and Mushegh Muradyan, Applicants.

**MOTION:**

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

Construction of a two-story, 25 foot in height building with 6,006 square feet of floor area over a 1,430 square foot subterranean basement comprised of six general office spaces, one medical office space, and one coffee shop on a currently vacant approximately 10,797 square-foot site. The Project will provide 12 automobile parking spaces at-grade and 11 bicycle parking spaces (four short-term and seven long-term). A maximum of 800 cubic yards of grading is proposed.

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2018-3004-MND (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions of the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the

- Mitigated Negative Declaration;
2. Approve and recommend, that the City Council adopt, pursuant to Sections 555, 556, and 558 of the Los Angeles City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan to change the land use designation of the site from Very Low I Residential and Neighborhood Commercial to Neighborhood Commercial across the entire site;
  3. Approve and recommend, that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone and Height District Change from the existing RE40-1-K to (T)(Q)C1-1VL-K;
  4. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan;
  5. Adopt the Conditions of Approval; and
  6. Adopt the Findings.

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

Moved: Choe  
Second: Hornstock  
Ayes: Dake-Wilson, Leung, López-Ledesma, Mack, Millman, Perlman

**Vote: 8 – 0**

**MOTION PASSED**

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Commission President Millman announced item no. 11 would be taken out of order.

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**ITEM NO. 11**

**DIR-2020-5861-TOC-DRB-SPP-HCA-1A**  
CEQA: ENV-2020-5862-CE  
Plan Area: Westwood

Council District: 5 – Koretz  
\*\*Last Day to Act: 06-01-21

**PUBLIC HEARING HELD**

**PROJECT SITE:** 10939 – 10949 West Ohio Avenue; 1450 South Veteran Avenue

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Dylan Sittig, City Planning Associate, Elizabeth Gallardo, City Planner and Michelle Singh, Senior City Planner representing the Department; Dana Lydon, representing the Applicant; and Vojin Hadzi-Pavlovic, Appellant.

**MOTION:**

Commissioner Millman moved to continue the item to a date certain of June 10, 2021. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Millman  
Second: Choe  
Ayes: Dake-Wilson, Hornstock, Leung, López-Ledesma, Mack, Perlman

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 8**

**CPC-2020-251-GPA-ZC-HD**

CEQA: ENV-2020-252-ND

Plan Area: Wilshire Community Plan

Council District: 10 – Ridley-Thomas

\*\*Last Day to Act: 06-07-21

**PUBLIC HEARING** – Completed April 6, 2021

**PROJECT SITE:** 6000 – 6032 West San Vicente Boulevard

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

More Song, Planning Assistant, Kevin Golden, City Planner, Heather Bleemers, Senior City Planner representing the Department; and Justin Mahramas, representing the Applicant.

**MOTION:**

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

Demolition of an existing two-story approximately 21,000 square-foot specialty medical hospital and surface parking lot and the construction, use, and maintenance of a new five-story approximately 81-foot high specialty medical hospital and surface parking lot. The Project will provide 40 vehicle parking spaces in the surface parking lot and on a portion of the ground floor of the building.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-252-ND (“Negative Declaration”), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt the Negative Declaration;
2. Approve and recommend, that the City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), General Plan Amendment to modify Footnote 5.1 of the Wilshire Community Plan to include the boundaries of the subject property;
3. Approve and recommend, that the City Council adopt, pursuant to LAMC Section 12.32 C and F, a Zone Change and Height District Change from C2-1-O to (T)(Q)C2-2D-O;
4. Adopt the Conditions of Approval, as modified by the Commission, including the Technical Modification dated May 24, 2021; and
5. Adopt the Findings.

Commissioner Dake-Wilson seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Dake-Wilson

Ayes: Choe, Hornstock, Leung, López-Ledesma, Mack, Perlman

**Vote: 8 – 0**

**MOTION PASSED**

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At approximately 11:40 a.m. Commission President Millman recessed the meeting. The meeting reconvened at 11:45 a.m. with Commissioners Choe, Dake-Wilson, Hornstock, Leung, López-Ledesma, Mack and Perlman in attendance.

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President Millman announced item nos. 9 and 10 would be heard concurrently, as they are related to the same project, but separate motions would be taken.

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**ITEM NO. 9**

**VTT-82288-1A**

CEQA: ENV-2018-6667-SE

Plan Area: Venice

Related Case: CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP

Council District: 11 – Bonin

\*\*Last Day to Act: 06-01-21

**PUBLIC HEARING HELD**

**PROJECT SITE:** 2102 – 2120 South Pacific Avenue; 116 – 302 East North Venice Boulevard;  
2106 – 2116 South Canal Street; 319 East South Venice Boulevard

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Ira Brown, City Planning Associate, Elizabeth Gallardo, City Planner, Juliet Oh, Senior City Planner representing the Department; Christopher Murray, representing the Applicant; Jamie T. Hall, representing the Appellant; Jason Douglas representing the office of Councilmember Bonin; and Azeen Khanmalek representing the Mayor’s Office.

**MOTION:**

Commissioner Millman 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 115,674 square-foot site to create two ground lots and seven airspace lots, with a maximum of 140 dwelling units, 685 square feet of supportive uses, 2,255 square feet of retail uses, an 810 square-foot restaurant with 1,060 square feet of outdoor and indoor Service Floor area, 2,875 square feet of art studio use, and a new public parking structure.

1. Determine, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource Code Section 21080.27(b)(1), 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 statutorily exempt from the California Environmental Quality Act (CEQA);
2. Deny the appeal and sustain the Deputy Advisory Agency’s determination dated February 2, 2021;
3. Approve, pursuant to Sections 17.03, 17.06, and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. VTT-82288 for the merger and re-subdivision of land to create two ground lots and seven airspace lots, as shown on map stamp-dated December 12, 2018;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Millman

Second: Perlman

Ayes: Choe, Dake-Wilson, Hornstock, Leung, López-Ledesma, Mack

**Vote: 8 – 0**

**MOTION PASSED**

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ITEM NO. 10

**CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP**

CEQA: ENV-2018-6667-SE  
Plan Area: Venice  
Related Case: VTT-82288-1A

Council District: 11 – Bonin  
\*\*Last Day to Act: 06-30-21

**PUBLIC HEARING** – Completed January 13, 2021

**PROJECT SITE:** 2102 – 2120 South Pacific Avenue; 116 – 302 East North Venice Boulevard;  
2106 – 2116 South Canal Street; 319 East South Venice Boulevard

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Ira Brown, City Planning Associate, Elizabeth Gallardo, City Planner, Juliet Oh, Senior City Planner representing the Department; Christopher Murray, representing the Applicant; Jason Douglas representing the office of Councilmember Bonin.

**MOTION:**

Commissioner Millman 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 (LADOT Lot 731) containing 196 vehicular parking spaces (bisected by Grand Canal) and a two-story, four-unit residential structure; and the merger and re-subdivision of a 115,674 square foot site to create two ground lots and seven airspace lots for the construction, use and maintenance of a 103,957 square foot, mixed-use, 100 percent affordable housing development (a 36,157 square foot structure west of Grand Canal and a 67,800 square foot, structure east of Grand Canal) consisting of 140 dwelling units of which 34 are Joint Living and Work Quarters (136 restricted affordable dwelling units and four unrestricted Manager Units), 685 square feet of supportive services, 2,255 square feet of retail uses, an 810 square-foot restaurant with 1,060 square feet of indoor and outdoor Service Floor area, and 2,875 square feet of art studio.

The structure west of Grand Canal (West Site) is three-stories and 35 feet in height with a 59-foot in height architectural campanile located at the northwest corner of the subject site with a roof access structure resulting in a structure with a maximum of 67 feet in height and four stories with a mezzanine. The structure east of Grand Canal (East Site) is three-stories and 35 feet in height. The Project will provide a total of 357 automobile parking spaces comprising of 61 residential spaces, 42 commercial spaces, 27 Beach Impact Zone (BIZ) spaces, 226 public spaces, and 136 bicycle parking spaces (19 short-term and 117 long-term).

The Project also includes the export of 9,100 cubic yards of building material and soil, and the removal of 24 non-protected on-site trees and 11 non-protected street trees.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section 21080.27(b)(1);
2. Approve and recommend the City Council adopt, pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Venice Community Plan and the certified Venice Local Coastal Program Land Use Plan (LUP) to change the land use designation from Open Space and Low Medium II Multiple Family Residential to Neighborhood Commercial;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from OS-1XL-O to (T)(Q)C2-1L-O using the below Developer Incentives, pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k):
  - a. Reduced residential parking pursuant to AB744;

- b. Permit required residential parking for the building on the East Site to be located in the building on the West Site; and
- c. Utilize the side yard requirements for the RAS3 Zone;
- 4. Approve and recommend the City Council approve, Pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the Venice Coastal Zone Specific Plan to:
  - a. Amend the Existing Zoning Map from OS-1XL and RD1.5 to (T)(Q)C2-1L-O for consistency with the proposed zone;
  - b. Amend the Existing Zoning Map to remove the proposed Alberta Avenue right-of-way between North Venice Boulevard and South Venice Boulevard and replace it with (T)(Q)C2-1L-O to be consistent with the existing conditions and proposed zone; and
  - c. Amend Section 10 to create a new subarea "Subarea A", that would establish new land use and development regulations;
- 5. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan;
- 6. Approve, pursuant to LAMC Section 12.20.2.1, a Coastal Development Permit for a Project located within the Dual Permit Jurisdiction of the Coastal Zone;
- 7. Approve, pursuant to Sections 65590 and 65590.1 of the California Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the demolition of four Residential Units and the construction of 140 new Residential Units within the Coastal Zone; and
- 8. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units;
- 9. Adopt the Conditions of Approval; and
- 10. Adopt the Findings.

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

Moved: Millman  
 Second: Perlman  
 Ayes: Choe, Dake-Wilson, Hornstock, Leung, López-Ledesma, Mack

**Vote: 8 – 0**

**MOTION PASSED**

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There being no further business before the Commission President Millman adjourned the meeting at 3:00 p.m.

*Samantha Millman*  
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 Samantha Millman, President  
 Los Angeles City Planning Commission

*Cecilia Lamas* (Electronic Signature due to COVID-19)  
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 Cecilia Lamas, Commission Executive Assistant  
 Los Angeles City Planning Commission

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

**JUN 24 2021**

**CITY PLANNING DEPARTMENT  
 COMMISSION OFFICE**