

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 12, 2021 REGULAR MEETING
(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 via Zoom Video Webinar and telephonically.

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

Commission Vice President Caroline Choe was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Shana M. M. Bonstin, Deputy Director and Amy Brothers, Deputy City Attorney. Commission Office staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy 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.
- Commission President Millman referenced the 48-hour correspondence received from Council District Offices 1 – Cedillo, 9 – Price and 14 – de León. Council Office requesting a continuance for the Downtown Community Plan Update scheduled for the City Planning Commission Meeting of August 26, 2021.

In consideration, Commission President Millman requested a possible City Planning Commission Special Meeting for September 30, 2021 to accommodate the request.

Commissioner López-Ledesma confirmed, on the record, a planned absence for the special meeting of September 30, 2021 if request is granted.

- Meeting Minutes:
Commissioner López-Ledesma moved to approve the Minutes of Meeting July 22, 2021. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 1 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

**ITEM NOS. 5a and 5b
(CONSENT CALENDAR)**

MOTION:

Commissioner Hornstock moved to approve the consent calendar. Commissioner Dake Wilson seconded the motion and the Commission put forth the actions below in conjunction with approval of the following Projects with modifications, if any, stated on the record:

CPC-2020-4648-CU-DB-VHCA-PHP

CEQA: ENV-2020-4649-SCPE

Council File# 21-0050

Plan Area: Hollywood

Council District: 13 – O’Farrell

**Last Day to Act: 08-16-21

PUBLIC HEARING – Completed February 24, 2021

PROJECT SITE: 1818 – 1824 North Cherokee Avenue

Demolition of an existing surface parking lot and the construction, use, and maintenance of a new, seven-story, 80-foot high (85-feet, four inches to the top of the elevator penthouse) multi-family residential development consisting of 86 dwelling units with 21 units reserved for Very Low-Income Households. The Project will provide 61 automobile parking spaces in an at-grade level and two-level subterranean garage.

1. Find, the Project is statutorily exempt from CEQA pursuant to PRC 21155.1 based on the City Council action on June 2, 2021 to determine, after conducting a public hearing, the project met all necessary findings to be declared a Sustainable Communities 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. Disapprove the Density Bonus request for incentives and waivers of development standards as filed;
4. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus for a housing development project consisting of 86 dwelling units, of which 21 will be set aside for Very Low Income Households, with vehicular parking provided pursuant to Assembly Bill 744, and requesting the following incentives and waivers of development standards:
 - a. An Off-Menu Incentive to allow a roof deck within 10 feet of the roof parapet to count towards required open space pursuant to LAMC Section 12.21 G.2(a)(4)(ii);
 - b. An Off-Menu Incentive to allow an increase in height to allow a maximum height of 80 feet (85 feet, four inches to elevator penthouse) in lieu of the otherwise 60 feet permitted pursuant to Ordinance No.165,656;
 - c. An Off-Menu Incentive to allow a decrease in yards to permit a 12-foot rear yard in lieu of the otherwise required 19 feet pursuant to LAMC Section 12.11 C.3;
 - d. A Waiver of Development Standards to allow a decrease in yards to permit a two-foot, seven-inch northerly side yard in lieu of the otherwise required 10 feet pursuant to LAMC Section 12.11 C.2; and
 - e. A Waiver of Development Standards to allow a decrease in yards to permit a two-foot, six-inch southerly side yard in lieu of the otherwise required 10 feet pursuant to LAMC Section 12.11 C.2;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

CPC-2021-613-DB-CU-PHP-HCA

CEQA: ENV-2021-617-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Ridley Thomas

**Last Day to Act: 08-27-21

PUBLIC HEARING – Completed July 14, 2021

PROJECT SITE: 4917 – 4927 West Washington Boulevard;
1876 South La Brea Avenue

Construction of a new six-story, 66-foot-tall mixed-use residential building comprised of 54 dwelling units (including seven Very Low-Income units) and 3,103 square feet of ground floor retail space. The Project will be approximately 36,799 square feet in floor area with a Floor Area Ratio (FAR) of approximately 3.25:1. The Project will provide 54 parking spaces (including 48 residential and six commercial parking spaces) in a partial at-grade and two subterranean levels and will also include 136 long-term and five short-term bicycle parking spaces. The site is currently vacant with no trees on the subject site or public right-of-way. The Project will also involve the grading and export of approximately 8,160 cubic yards of soil.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and that 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(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 54 units, reserving seven units for Very Low-Income Household occupancy for a period of 55 years, with the following requested three On- and Off-Menu Incentives:
 - a. On-Menu Incentive for a Floor Area Ratio (FAR) of 3.25:1 in lieu of 3:1 as otherwise permitted in the C2-2D-CPIO zone and West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO) Section III-2.B.2;
 - b. On-Menu Incentive for a building height of 66 feet, in lieu of the 55 feet otherwise permitted by the C2-2D-CPIO Zone and CPIO Section III-2.A.1; and
 - c. Off-Menu Incentive for an elimination of transitional height requirements of CPIO Section III-2.A.2;
3. Approve, pursuant to LAMC 12.24 U.26, a Conditional Use Permit for a 57.5 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable

- under LAMC Section 12.22 A.25;
4. Adopt the Conditions of Approval; and
 5. Adopt the Findings.

The vote proceeded as follows:

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

Vote: 7 – 0

There being no further business before the Commission President Millman adjourned the meeting at 8:45 a.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

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

ADOPTED
CITY OF LOS ANGELES

SEP 09 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**