

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 25, 2018

VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS CALIFORNIA 91401

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President Samantha Millman called the regular meeting to order at 8:43 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Caroline Choe, Dana Perlman and Renee Dake Wilson in attendance.

Commissioner Karen Mack arrived at 8:44 a.m. Commissioner Veronica Padilla-Campos arrived at 8:51 a.m.

Commissioner Marc Mitchell was absent.

Also in attendance were Kevin Keller, Executive Officer; Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were Marcos Godoy, Office Trainee, Cecilia Lamas, Senior Administrative Clerk; James Williams, Commission Executive Assistant II; and Rocky Wiles, City Planner.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- There was no Director's Report.
- Amy Brothers, Deputy City Attorney had no report.
- Minutes of Meeting:
Commissioner Millman postponed the minutes of October 11, 2018 to the following meeting.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no requests to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5

CONSENT CALENDAR

There were no Items on the Consent Calendar.

ITEM NOS. 6 and 7

Lisa Webber, Deputy Director of Planning stated that the applications for Case Nos. CPC-2017-4346-CU-DB and CPC-2017-4369-CU-DB have been withdrawn by the applicant and no further action is required by the Commission.

CPC-2017-4346-CU-DB

CEQA: ENV-2017-4347-CE

Plan Area: Wilshire

Related Cases: VTT-78211-CN

VTT-78212-CN; CPC-2017-4369-CU-DB

Council District: 10 – Wesson

Last Day to Act: 10-25-18

Continued from 06-28-18; 09-13-18

PROJECT SITE: 849 South Fedora Street,
837, 839, 841, 843, 849 ½, 851 South Fedora Street;
826 – 840 South Mariposa Street

CPC-2017-4369-CU-DB

CEQA: ENV-2017-4347-CE

Plan Area: Wilshire

Related Cases: VTT-78212-CN

VTT-78211-CN; CPC-2017-4346-CU-DB

Council District: 10 – Wesson

Last Day to Act: 10-25-18

Continued from 06-28-18; 09-13-18

PROJECT SITE: 826 – 840 South Mariposa Street

Applicant: Mark Ross, CGI Strategies; Fedora Bliss, LLC
Representative: Jerome Buckmelter Associates

ITEM NO. 8

DIR-2018-894-TOC-1A

ENV-2018-895-CE

Plan Area: Wilshire

Council District: 10 – Wesson Jr.

Last Day to Act: 10-31-18

PUBLIC HEARING HELD

PROJECT SITE: 1546 – 1550 South Orange Grove Avenue

IN ATTENDANCE:

Joann Lim, City Planning Associate, and Oliver Netburn, City Planner and Nick Hendricks, Senior City Planner representing the Department; Ernest Guadiana, Elkins, Kalt, Weintraub, Reuben and Gartside, LLP and Joe Power, Rincon Consultants representing the applicant; Jamie Hall, Channel Law Group representing the appellants; Geoffrey Missad, Tania Missad, Cindy Levey, Donald Williams, and Trisha Williams, appellants; Jordan Beroukhim, representing the Office of Council President Wesson

Commissioner Veronica Padilla-Campos arrived at 8:51 a.m. after staff's presentation, therefore did not participate in the vote.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following:

The demolition of an existing three-unit multi-family dwelling and the construction, use, and maintenance of a five-story, 28-unit multi-family dwelling with three units set aside for Extremely Low Income Households. The project will provide 34 residential automobile parking spaces within two subterranean levels, and 28 long-term and three short-term bicycle parking spaces.

1. Determined that based on the whole of the administrative record, the project is exempt from CEQA pursuant to 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. Denied the appeal and sustained the Director of Planning's determination to conditionally approve, pursuant to Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project allowing a 55 percent increase in density for a Tier 3 project totaling 28 dwelling units with three units set aside as affordable housing units for Extremely Low Income (ELI) Households for a period of 55 years along with the following two incentives:
 - a. Height. A 22-foot addition to permit a building height of 53 feet, two inches in lieu of a maximum height of 33 feet as permitted by Ordinance No. 179,884; and
 - b. Open Space. A 25 percent reduction in required open space.
3. Adopted the Conditions of Approval and Findings by the Planning Director.

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

Moved: Dake Wilson
Second: Khorsand

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

Vote: 6 – 1

MOTION PASSED

Commissioner Padilla-Campos left the meeting at 10:06 a.m.

Commissioner Millman recessed the meeting at 10:15 a.m. The meeting reconvened at 10:21 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Millman, Perlman and Dake Wilson in attendance.

ITEM NO. 9

[DIR-2017-1073-TOC-1A](#)
CEQA: ENV-2017-1074-CE
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 11-03-18

PUBLIC HEARING HELD

PROJECT SITE: 1920 - 1922 North Whitley Avenue

IN ATTENDANCE:

Nuri Cho, City Planning Associate, Mindy Nguyen, City Planner, Christina Toy-Lee, Senior City Planner and Shana Bonstin, Principal City Planner representing the Department; Warren Techentin, Warren Techentin Architecture representing the applicant; Georgeanna Walden, The tenants at 1916-1918 North Whitley Avenue, appellants; Bryan Dyer, Hollywood Hills West Neighborhood Council; Meg Greenfield representing the Office of Councilmember Ryu.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing triplex; and construction, use, and maintenance of a new five-story, multi-family residential building containing 24 dwelling units, of which 3 units will be set aside for Extremely Low Income Households. The proposed building will be 66 feet, 7 inches in height, as measured from grade to the top of the parapet, and contain approximately 18,605 square feet of floor area. The project will provide a total of 25 automobile parking spaces within a two-level subterranean parking garage, 2 short-term bicycle parking spaces in the front yard, and 24 long-term spaces at the P1 level of the garage. There will be a total of 2,187 square feet of open space.

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Director of Planning's determination to conditionally approve, pursuant to Sections 12.22 A.31 and 12.22 A 25(g) of the Los Angeles Municipal

Code (LAMC), a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the following three additional Incentives:

- a. Side Yard. A 29 percent reduction to permit a northerly side yard setback of 5 feet, 8 inches and a 27 percent reduction to permit a southerly side yard setback of 5 feet, 10 inches in lieu of the minimum 8 feet otherwise required;
 - b. Open Space. A 25 percent reduction to permit a minimum 2,006.25 square feet of open space in lieu of the minimum 2,675 square feet otherwise required; and
 - c. Height. A 21-foot, 7-inch (2 stories) increase in height to permit 66 feet, 7 inches of maximum building height in lieu of the maximum 45 feet otherwise permitted.
3. Adopt the Conditions of Approval, as modified by the Commission including the revised "Exhibit A"; and
 4. Adopted the Findings.

The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

Commissioner Perlman recused himself from Item No. 10 and left the meeting at 11:23 a.m.

ITEM NO. 10

AA-2017-397-PMEX-1A

CEQA: ENV-2016-1209-MND

Plan Area: Palms-Mar Vista-Del Rey

Related Cases: CPC-2016-1208-CU-SPR-1A

Council District: 11 – Bonin

Last Day to Act: 10-25-18

PUBLIC HEARING HELD

PROJECT SITE: 12531-12575 West Beatrice Street;
5410, 5416, 5454 South Jandy Place

IN ATTENDANCE:

Marc Woerschling, City Planner and Bob Duenas, Senior City Planner representing the Department; Kristina Kropp, Luna & Glushon representing the appellant; Clare Bronowski, Glaser Weil and Kevin Mansfield, NSB Associates, Inc., applicant's representative.

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project:

A Parcel Map Exemption (Lot Line Adjustment) to the boundary lines between three legal lots under the same ownership.

1. Find that, based on the independent judgement of the Los Angeles City Council, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. ENV-2016-1209-MND, adopted on February 7, 2018 by the Los Angeles City Council, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Deny the appeal and sustain the action of the Deputy Advisory Agency in approving the Parcel Map Exemption.

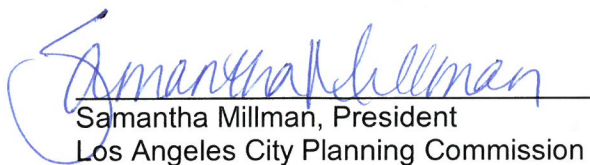
The motion was seconded by Commissioner Khorsand and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

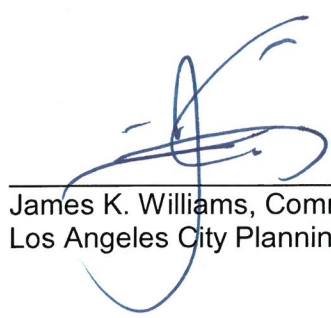
There being no further business before the Commission, the meeting adjourned at 11:39 a.m.


Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 13 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE


James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

