

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 24, 2019
VAN NUYS CITY COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410

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.

Commission President Samantha Millman called the regular meeting to order at 8:36 a.m. with Commission Vice President Vahid Khorsand and Commissioners Helen Leung, Karen Mack, Veronica Padilla-Campos and Dana Perlman and in attendance.

Commissioners David H. Ambroz, Caroline Choe and Marc Mitchell were not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Kevin J. Keller, Executive Officer, Lisa M. Webber, Deputy Director, Arthi L. Varma, Deputy Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant and Marcos G. Godoy, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of Planning, introduced Matthew Glesne, City Planner, to provide the Commission with State Legislative Update on Approved Planning and Housing Bills.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no requests by the any of the Commissioners.
- **Minutes of Meeting:**
Minutes for the meeting of October 10, 2019 were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Two speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsiderations.

**ITEM NO. 5a
CONSENT CALENDAR****MOTION:**

Commissioner Padilla-Campos moved to approve the consent calendar. The action was seconded by Commissioner Mack:

CPC-2019-2707-DB-CU

CEQA: ENV-2019-2708-CE

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 10-26-19

PUBLIC HEARING – Completed August 27, 2019

PROJECT SITE: 1130 – 1134 North Orange Drive

PROPOSED PROJECT:

Demolition of existing structures and the construction, use, and maintenance of a new, five-story, 57-foot, 6-inch high, multi-family residential building consisting of 24 dwelling units, of which three units will be reserved for Very Low Income Households. The Project will provide 17 automobile parking spaces located within one subterranean level.

1. Determine, 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. Disapprove the Density Bonus request for incentives and waivers of development standards as filed;
3. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 24 dwelling units, of which 3 will be set aside for Very Low Income Households, with vehicular parking provided pursuant to Assembly Bill 744, with the following incentives and waivers of development standards;
 - a. An on-menu incentive to allow a maximum floor area ratio of 3.6 to 1 in lieu of the otherwise permitted 3 to 1 pursuant to LAMC Section 12.21.1 A;
 - b. An off-menu incentive to allow a maximum height of 57 feet, 6 inches in lieu of the otherwise permitted 30 feet in the R3-1XL Zone pursuant to LAMC Section 12.21.1 A and Footnote No. 4 of the Hollywood Community Plan
 - c. An off-menu incentive to allow a rear yard of 10 feet in depth in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.10 C.3;
 - d. A waiver to allow a northerly side yard of 6 feet, 7 inches in width in lieu of the otherwise required 8 feet pursuant to LAMC Section 12.10 C.2; and
 - e. A waiver to allow a front yard of 12 feet in depth in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.10 C.1;
4. Approve, pursuant to LAMC Section 12.24 U.26, 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;
5. Adopt the Conditions of Approval; and

6. Adopt the Findings.

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 6**CPC-2019-1098-MSC**

CEQA: ENV-2019-1099-CE-ND

Plan Area: Citywide

Council District: ALL

Last Day to Act: N/A

PUBLIC HEARING HELD**IN ATTENDANCE:**

Claire Bowin, Senior City Planner, Ken Bernstein, Principal City Planner, and Christopher Hawthorne, Principal City Planner representing the Department.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following proposed Citywide Design Guidelines, which, with modifications, if any, stated on the record:

Will supersede the existing Residential, Commercial and Industrial Guidelines that were previously adopted in June 2011 and consolidate them into a single document.

1. Determine, that base on the whole of the administrative record, that the proposed guidelines are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15308, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; Direct staff to file the Notice of Exemption with the County Clerk's office;
2. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-1099-CE-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;
3. Adopt the proposed Citywide Design Guidelines (Exhibit A); and
4. Direct the Department to update the "best practices" sections of the Guidelines on an as-needed basis to reflect up-to-date design practices.

Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7**ADVISORY NOTICE: ABOVE-GRADE PARKING**

CEQA: N/A

Plan Area: Citywide

Council District: ALL

Last Day to Act: N/A

PUBLIC HEARING HELD**IN ATTENDANCE:**

Claire Bowin, Senior City Planner and Ken Bernstein, Principal City Planner representing the Department.

MOTION:

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

Update of Advisory Notice Relative to Above-Grade Parking

1. Approve, to endorse the Advisory Notice to Applicants Relative to Above-Grade Parking.

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

Moved: Leung

Seconded: Mack

Ayes: Khorsand, Millman, Padilla-Campos, Perlman

Absent: Ambroz, Choe, Mitchell

Vote: 6 – 0

MOTION PASSED

President Millman recessed the meeting at 10:09 a.m. The meeting reconvened at 10:24 a.m. with Commissioners Khorsand, Leung, Mack, Padilla-Campos and Perlman in attendance.

President Millman announced the recusal of Commissioner Khorsand for Item No. 08.

ITEM NO. 8**CPC-2014-1361-ZC-MCUP-SPR**

CEQA: ENV-2014-1362-EIR

Plan Area: Van Nuys - North Sherman Oaks

Council District: 4 – Ryu

Last Day to Act: 11-15-19

PUBLIC HEARING – Completed September 4, 2019

PROJECT SITE: 14130 and 14154 West Riverside Drive;
4715 – 4745 North Hazeltine Avenue

IN ATTENDANCE:

William Lamborn, City Planner and Debbie Lawrence, Senior City Planner representing the Department; and Dave Rand, representing the Applicant.

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:

Construction of 298 multi-family residential units and 39,241 square feet of commercial uses. These new uses would be provided within three new buildings located to the north and west of the existing Sunkist Building. The Project would provide 1,345 parking spaces within above- and below-grade parking levels within the northern and western portions of the Project Site and within an above- and below-grade parking structure within the eastern portion of the Project Site. In total, the Project would include up to 359,795 square feet of new floor area.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2014-1362-EIR (SCH No. 2014071001), which includes the Draft EIR dated July 2016, and the Final EIR, dated August 2019, certified on September 10, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and recommend, that City Council approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32, a Zone Change from P-1L-RIO, PB-1L-RIO and C2-1L-RIO to C2-1L-RIO for Proposed Lot 1 and P-1L-RIO, PB-1L-RIO and C2-1L-RIO to RAS3-1L-RIO for Proposed Lot 2;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption at up to three establishments, and on-site consumption for up to two establishments;
4. Approve, pursuant to LAMC Section 16.05, Site Plan Review for a project resulting in an increase in 50 or more dwelling units;
5. Adopt the Conditions of Approval, as modified by the Commission, including the Technical Modification dated October 23, 2019; and
6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

President Millman recessed the meeting at 11:28 a.m. The meeting reconvened at 11:32 a.m. with Commissioners Khorsand, Leung, Mack, Padilla-Campos and Perlman in attendance.

ITEM NO. 9**CPC-2016-3866-VZCJ-SPR**

CEQA: ENV-2016-3865-MND

Plan Area: Canoga Park – Winnetka

Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 10-25-19

PUBLIC HEARING – Completed August 23, 2019**PROJECT SITE:** 7111 – 7123 North Winnetka Avenue**IN ATTENDANCE:**

Valentina Knox-Jones, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner, representing the Department; and Athena Novak, representing the Applicant.

MOTION:

Commissioner Khorsand 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, one-story, 21,489 square-foot medical building and associated parking lot, and the construction of a new, four-story, 154 unit apartment building. The building will have a maximum height of 45 feet and a total floor area of 162,559 square feet, on a site comprised of two parcels with a total combined area of 70,276 square feet (after dedications). A total of 209 vehicular parking spaces will be provided on the ground level and within one level of subterranean parking. The Project will provide an interior courtyard, a community recreational room, a rooftop deck, pool area, and community gym. A portion of the subterranean parking garage will extend within the P-1VL-RIO zone, while all other habitable portions of the structure have been set back to be located outside of the P-1VL-RIO zone.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3865-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 on 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, repeal Ordinance No. 153,016 (Existing Q Condition) and approve, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from (Q)C2-1VL-RIO to (T)(Q)RAS4-1VL-RIO, with the exception of the portion zoned P-1VL-RIO which shall remain P-1V-RIO;
3. Approve and recommend, that the City Council adopt, pursuant to LAMC Section 11.5.11(e), three Developer's Incentives for an Affordable Housing Project as follows:
 - a. To permit a four-foot front yard setback in lieu of the required five-foot front yard setback, as required in the RAS4 Zone;
 - b. To permit a four-foot northern side yard setback in lieu of the required five-foot side yard setback, as required in the RAS4 Zone; and
 - c. To permit a zero rear yard setback from the existing P-1VL-RIO Zone, in lieu of the required fifteen-foot rear yard setback, as required in the RAS4 Zone;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates 50 units or more;
5. Adopt the Conditions of Approval, as modified by the Commission; and

6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

President Millman recessed the meeting at 11:52 a.m. The meeting reconvened at 12:35 p.m. with Commissioners Khorsand, Leung, Mack, Padilla-Campos and Perlman in attendance.

ITEM NO. 10**DIR-2018-4336-TOC-1A**

CEQA: ENV-2018-4337-CE

Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 2 – Krekorian
Last Day to Act: 11-11-19

PUBLIC HEARING HELD

PROJECT SITE: 3862, 3864, 3864 ½ North Riverton Avenue;
10867 West Fruitland Drive

IN ATTENDANCE:

Lucerito Martinez, City Planning Associate, Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner, representing the Department; Daniel Ahadian, representing the Applicant; and Steven Kelley and Herbert P. Kouba, et al, Appellants.

MOTION:

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

Demolition of the existing duplex and triplex (five-units total) and the construction of a new five-story, 19-unit apartment building with a height of 56 feet to the parapet line and 70 feet to the top of the rooftop structures, with one level of underground parking, and at-grade parking. The site is located in a Tier 3 Transit Oriented Community area and is setting aside 14 percent of the total units (three units) for Very Low Income households.

1. Determine, based on the whole of the administrative record, that the Project is categorically exempt from the California Environmental Quality Act (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. Deny the appeal and sustain the Director of Planning's determination to approve, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, a 70 percent increase in density, a 50 percent increase in Floor Area Ratio (FAR) and automobile parking consistent with the provisions

of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3 incentives to permit 19 dwelling units by reserving 14 percent of the units for Very Low Income Households, in addition with the following additional incentives:

- a. Height. An increase in height of 22 feet to permit a height of 67 feet in lieu of the 45 height limit in Height District 1, in accordance with the maximum 22-foot height increase allowed for Tier 3 additional incentives. This height increase will include the building as well as a portion of the stairs/elevator shaft. Any additional height needed for the stairs/elevator shaft will be allowed pursuant to 12.21.1 B.3;
 - b. Open Space. A 16 percent reduction to permit a minimum of 1,892 square feet of open space as permitted by Tier 3 additional incentives in lieu of the minimum 2,225 square feet required by LAMC Section 12.21 G; and
 - c. Side Yards. A 30 percent reduction in side yards to provide 5.6-foot easterly and westerly side yards as permitted by Tier 3 additional incentives in lieu of the required 8-foot side yards required by LAMC Section 12.10;
3. Adopt the Conditions of Approval; and
 4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 11

DIR-2018-4224-DB-SPP-1A
CEQA: ENV-2018-4225-CE
Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield
Last Day to Act: 11-11-19

PUBLIC HEARING HELD

PROJECT SITE: 5431– 5505 North Reseda Boulevard

IN ATTENDANCE:

Lucerito Martinez, City Planning Associate, Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner, representing the Department; Daniel Ahadian, representing the Applicant; and David Garfinkle, Appellant.

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:

Construction of a 5-story, 56-foot high, 40-unit apartment building with approximately 2,546 square feet of commercial floor area on the ground floor and two levels of subterranean parking, on an approximately 11,682 square-foot site (prior to dedication) in the C2-1L Zone. The Project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan. The Project proposes to set aside five units or 15 percent of the base dwelling units, for Very Low Income Households.

1. Determine, based on the whole of the administrative record, that the Project is categorically exempt from the California Environmental Quality Act (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. Deny the appeal and sustain the Director of Planning's determination to approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the construction of a new five-story, 56-foot high, mixed-use building with 2,546 commercial square feet on the ground floor and 40 residential units on the upper floors, reserving five units for Very Low Income household occupancy, for a period of 55 years and the following requested incentives:
 - a. Floor Area Ratio (FAR). A FAR of 3.0:1 in lieu of the 1.25:1 FAR permitted by Section 6.8.1.a. of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
 - b. Height. An eleven-foot increase in height allowing 56 feet in height in lieu of the 45-foot maximum height permitted by Section 7.E.1.d.2.i. of the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
 - c. Lot Coverage. A lot coverage of 86 percent in lieu of the 75 percent maximum lot coverage allowed by Section 7.8.1. of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
3. Approve with Conditions, pursuant to LAMC Section 11.5.7 C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Permit Compliance Review to permit the construction of a new five-story, mixed-use project with 40 residential units and 2,546 square feet of commercial area and signage on an approximate 11,682 square foot site;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

President Millman recessed the meeting at 1:43 p.m. The meeting reconvened at 1:53 p.m. with Commissioners Khorsand, Leung, Mack, Padilla-Campos and Perlman in attendance.

ITEM NO. 12

DIR-2018-6719-TOC-WDI-1A

CEQA: ENV-2018-6720-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 11-03-19

PUBLIC HEARING HELD

PROJECT SITE: 2301 South Westwood Boulevard

IN ATTENDANCE:

Julia Duncan, City Planning Associate, Jason Chan, City Planner, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner, representing the Department; Noah Riley, representing the Applicant; and Ruben Saidian, Appellant.

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 the existing two-story commercial building and the construction of a new 5-story with mezzanine, 50,394 square feet, maximum 67 feet in height, mixed-use apartment building consisting of fifty units and 6,507 square feet ground floor commercial space. Three levels of subterranean parking are proposed consisting of 71 parking spaces. The Project sets aside five of the proposed fifty units for Extremely Low Income Households. The Project requests a Waiver of Street Dedication and Improvement of three feet on Tennessee Avenue. A haul route is required.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, 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. Deny the appeal and sustain the Director of Planning's determination to approve, pursuant to Section 12.22 A.31 Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Compliance Review for a project totaling 50 dwelling units and 6,507 square feet of ground floor commercial space, reserving five units for Extremely Low Income, with the following requested incentives:
 - a. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet, and two additional stories, allowing five stories in lieu of the three stories otherwise allowed by the C4-1VL-POD Zone;
 - b. Yard/Setback. A reduction in the required side yards, allowing five feet per the RAS3 zone in lieu of the eight feet side yard setbacks otherwise required; and
 - c. Open Space. A 25 percent reduction in the open space requirement, allowing 4,013 square feet in lieu of the 5,350 square feet otherwise required;
3. Approve, pursuant to LAMC Section 12.37 I.3, a Waiver of Street Dedication and Improvement of three feet on Tennessee Avenue;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 13**DIR-2019-399-TOC-SPP-1A**

CEQA: ENV-2019-400-CE

Plan Area: Wilshire

Council District: 13 – O' Farrell

Last Day to Act: 10-31-19

PUBLIC HEARING HELD**PROJECT SITE:** 146 North Berendo Street**IN ATTENDANCE:**

Jason Hernandez, City Planning Associate and Christina Toy-Lee, Senior City Planner, representing the Department; Vlad Gold, the Applicant; and Toshiro Ohinata, representing the Appellant.

MOTION:

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

Demolition of a two-story single-family dwelling and detached garage, and the construction, use and maintenance of a four-story, 13,432 square-foot, 15-unit residential building measuring 54 feet, 6 ¾ inches in height. The Project consists of 1,682 square feet of open space and 15 parking spaces within the subterranean garage parking level.

1. Determine, 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 (In-Fill Development Project) Class 32, 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. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 60 percent increase in density, 45 percent increase in 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 15 dwelling units, reserving two units for Very Low Income Household occupancy for a period of 55 years, with the following one Additional Incentive:
 - a. Height. A 9-foot, 11 ½ -inch increase in height to permit 54 feet, 6 ¾ inches of maximum transitional building height in lieu of the maximum 44 feet, 7¼ inches otherwise permitted in Subarea A and a 9-foot, ¾-inch increase in height to permit 54 feet, 6 ¾ inches of maximum building height in lieu of the maximum 45 feet otherwise permitted per the underlying zone;
3. Approve with Conditions, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of a two-story single-family dwelling and detached garage, and the construction, use and maintenance of a four-story, 13,432 square foot, 15-unit residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 21, 2019; and
5. Adopt the Findings.

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

Moved: Padilla-Campos

Second: Mack
Ayes: Khorsand, Leung, Millman, Perlman
Absent: Ambroz, Choe, Mitchell

Vote: 6 – 0

MOTION PASSED

ITEM NO. 14

DIR-2018-347-TOC-SPP-SPPA-1A

CEQA: ENV-2018-348-CE

Plan Area: Hollywood

Council District: 13 – O' Farrell

Last Day to Act: 10-30-19

PUBLIC HEARING HELD

PROJECT SITE: 4575 West Santa Monica Boulevard; 1102 – 1112 North Lyman Place

IN ATTENDANCE:

Jason Hernandez, City Planning Associate and Christina Toy-Lee, Senior City Planner, representing the Department; Greg Wittmann, representing the Applicant; and Kristina Kropp, representing the Appellant and Linda Kroff, Appellant.

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 two auto repair buildings totaling 2,160 square feet, and the construction, use and maintenance of a five-story, 13,882 square foot, 16-unit residential building measuring 59 feet, 4 inches in height. The Project consists of 1,435.5 square feet of open space and 10 parking spaces within a first-floor parking level.

1. Determine, 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 (In-Fill Development Project) Class 32, 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. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density, 45 percent increase in Floor Area Ratio (FAR), and 0.5 parking spaces per unit consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 16 dwelling units, reserving two units for Extremely Low Income Household occupancy for a period of 55 years, with the following three Additional Incentives:
 - a. Height. A 9-foot, 4-inch increase in height to permit 59 feet, 4 inches of maximum building height in lieu of the maximum 50 feet otherwise permitted;
 1. An increase of 6 feet, 4 inches (36 feet, 4 inches) in height to the stepback requirement per the SNAP which requires no portion of any structure to exceed 30 feet in height within 15 feet from the front property line; and
 2. Transitional height per TOC in lieu of the otherwise required SNAP transitional height requirement when abutting a Subarea A lot;

- b. Open Space. A 25 percent reduction to permit a minimum 1,425 square feet of overall usable open space in lieu of the minimum 1,900 square feet otherwise required; and
- c. Open Space. A 25 percent reduction in the minimum required at grade/first habitable room level open space requirement to a minimum of 534.4 square feet of open space in lieu of the minimum 712.5 square feet otherwise required;
3. Approve with Conditions, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of two auto repair buildings totaling 2,160 square feet, and the construction, use and maintenance of a five-story, 13,882 square foot, 16-unit residential building within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
4. Approve with Conditions, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to permit the transfer of 164.6 square feet of the minimum required 716 square feet of transparent elements from the western façade along Lyman Place, to the southern façade along Santa Monica Boulevard as otherwise required per Development Standard 6;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

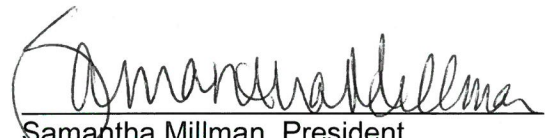
Commissioner Mack seconded the motion and the vote proceeded as follows:

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

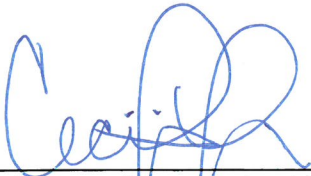
Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 3:22 p.m.



Samantha Millman, President
Los Angeles City Planning Commission



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

NOV 14 2019

CITY PLANNING DEPARTMENT
COMMISSION OFFICE