

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 9, 2020
LOS ANGELES CITY COUNCIL CHAMBERS
200 NORTH SPRING STREET, ROOM 340
LOS ANGELES, CA 90012

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 8:32 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack and Veronica Padilla-Campos in attendance.

Commissioners Marc Mitchell and Dana Perlman were not in attendance.

Also in attendance were Arthi L. Varma, Deputy Director, Shana M. M. Bonstin, and John Fox, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commission Office Manager and Denise Otero, Commission Office Staff.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Shana M. M. Bonstin, Deputy Director, provided an update regarding State Laws that are in effect for 2020.
- John Fox, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.

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 NOS. 5a and 5b
CONSENT CALENDAR****MOTION:**

Commissioner Choe moved to approve the consent calendar. The action was seconded by Commissioner Ambroz:

CPC-2019-5475-CU-ZV

CEQA: ENV-2018-5476-CE

Plan Area: Central City North

Council District: 14 – Huizar

Last Day to Act: 02-17-20

PUBLIC HEARING – Completed December 17, 2019**PROJECT SITE:** 1617 – 1621 East 7th Street**PROPOSED PROJECT:**

The Project is the continued use and maintenance of Para Los Ninos Charter Elementary School serving grades TK-5. The school occupies a 44,209 square foot two-story building that includes 19 classrooms, a library, offices, and a multi-purpose room. The Project would maintain the existing LAUSD Charter enrollment capacity of 410 students. Vehicular parking would be provided off-site within 750 feet of the property. The school will be operated by 18 teachers and 14 administrative staff with regular hours of operation from 7:00 a.m. to 6:00 p.m. Monday through Friday.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, 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 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the operation of a public school in the M3-1-RIO Zone;
3. Approve, pursuant to LAMC Section 12.24 S, a Determination to permit a 20 percent reduction in required parking;
4. Approve, pursuant to LAMC Section 12.27, a Zone Variance to permit zero on-site parking spaces in lieu of the 15 spaces otherwise required by the LAMC;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

CPC-2018-3599-CU-DB

CEQA: ENV-2018-3600-CE

Plan Area: Wilshire Center – Koreatown

Council District: 10 – Wesson, Jr.

Last Day to Act: 01-18-20

PUBLIC HEARING – Completed December 4, 2019**PROJECT SITE:** 731, 737 South Oxford Avenue**PROPOSED PROJECT:**

Demolition of a three-story multi-family residential building containing 30 dwelling units, and the construction, use and maintenance of a seven-story multi-family residential building containing 92 dwelling units, including 25 units restricted to Very Low Income Households, five units restricted to Low Income Households and 62 market-rate units. The proposed building will be 75 feet in height, as measured from grade to the top of the parapet, and contain a total of 87,400 square feet of floor area at a floor area ratio of 5.21:1. The Project will provide 8,632 square feet of usable open space, 100 automobile parking spaces within a two-level subterranean parking garage, seven short-term bicycle parking spaces within the front yard, and 70 long-term bicycle parking space at the ground level of the building. The Project will remove one street tree (palm tree) and export 10,850 cubic yards of soil.

1. Determine, that based on the whole of the administrative record as supported by the justification prepared and found in the case file, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;
2. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit an additional 182-percent density bonus for a total 215-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum 35-percent permitted in LAMC Section 12.22 A.25, allowing a total of 92 dwelling units in lieu of 29 units as otherwise permitted in the R3-2 Zone;
3. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit a 35-percent density bonus and the following On-Menu Incentives for a Housing Development Project totaling 92 dwelling units, reserving 25 units for Very Low Income Households and five units for Low Income Households for a period of 55 years:
 - a. An On-Menu Incentive for a 20-percent reduction in the northerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone;
 - b. An On-Menu Incentive for a 20-percent reduction in the southerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone; and
 - c. An On-Menu Incentive for a 20-percent reduction in the usable open space requirement to require a minimum of 8,620 square feet of usable open space in lieu of 10,775 square feet as otherwise required;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings, as amended by the Commission, including Staff's Technical Modification dated January 9, 2020.

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 06

CPC-2019-6105-ZC

CEQA: ENV-2019-6109-ND

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 8 – Harris-Dawson

Last Day to Act: 01-18-20

Continued From: 11-21-19

PUBLIC HEARING – Completed November 14, 2019

PROJECT SITE:

The Proposed Project area affects 23 lots located within the Crenshaw Corridor Specific Plan. Fourteen lots are located northerly of Slauson Avenue between Crenshaw Boulevard and Hillcrest Drive. Additionally, nine lots are located between 59th Street and 60th Street, one lot westerly of Crenshaw Boulevard and eight lots easterly of Crenshaw Boulevard.

IN ATTENDANCE:

Reuben Caldwell, Senior City Planner and Rebecca Valdez, Principal City Planner, representing the Department.

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:

[Q] Qualified classification zone change ordinance increasing the minimum lot area and lot width standards for 23 lots located within the Crenshaw Corridor Specific Plan.

1. Deny the recommendation that the City Council adopt, pursuant to City Charter Sections 556 and 558, a Zone Change Ordinance to modify the zoning for the 14 subject lots north of Slauson Avenue from C2-1VL-SP to [Q]C2-1VL-SP, and for the nine subject lots between 59th Street and 60th Street from C2-2D-SP to [Q]C2-2D-SP;
2. Deny the adoption of the Staff Recommendation Report as the Commission's report on the subject; and
3. Deny the recommendation that the City Council adopt the Findings.

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

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

Vote: 5 – 2

MOTION PASSED

ITEM NO. 7**CPC-2019-5935-DB-CU-PSH-SIP**

CEQA: N/A

Plan Area: Southeast Los Angeles

Council District: 15 – Buscaino
Last Day to Act: 01-21-20

PUBLIC HEARING HELD

PROJECT SITE: 9500-9502 South Compton Avenue

IN ATTENDANCE:

Jeanalee Obergfell, City Planning Associate, Connie Chauv, City Planner, and Michelle Singh, Senior City Planner, representing the Department; and Sarah Houghton, representing the Applicant.

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:

Construction of a four-story, 45-foot tall supportive housing project with 25 dwelling units (including 24 Very Low Income and one market-rate manager's unit) with on-site supportive services. The Project will have a total floor area of 9,824 square feet and a FAR of 2.72:1. The Project will provide one at-grade vehicular parking space, and 25 long-term and three short-term bicycle parking spaces. The Project will provide on-site supportive services pursuant to Assembly Bill ("AB") 2162 including

community space and supportive service offices. The Project will demolish the existing one-story vacant residential building.

1. Determine, pursuant to California Government Code Section 65650 through 65654, that the Project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653;
2. Determine, pursuant to Public Resources Code Section 21080.27, that the Project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);
3. Determine, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;
4. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a project totaling 25 dwelling units, including 24 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
 - a. A 5-foot and 7½-inch southerly side yard setback in lieu of the 7 feet otherwise required;
 - b. A 0-foot northerly side yard setback in lieu of the 7 feet otherwise required; and
 - c. A 0-foot westerly front yard setback in lieu of the 15 feet otherwise required;
5. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following one Waiver of Development Standards:
 - a. A 40 percent decrease in open space to 1,500 square feet in lieu of the 2,500 square feet otherwise required;
6. Approve, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 212.5 percent increase in density over the project site, for 25 dwelling units in lieu of the otherwise permitted base density of 8 dwelling units;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

President Millman recessed the meeting at 9:40 a.m. The meeting reconvened at 9:48 a.m. with Commissioners Ambroz, Choe, Khorsand, Leung, Mack, and Padilla-Campos in attendance.

ITEM NO. 8**CPC-2019-6664-DB-CU-SIP**

CEQA: N/A

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 8 – Harris Dawson

Last Day to Act: 02-05-20

PUBLIC HEARING HELD**PROJECT SITE:** 6576-6604 South West Boulevard**IN ATTENDANCE:**

Connie Chauv, City Planner, and Michelle Singh, Senior City Planner, representing the Department; and Josh Kreger, representing the Applicant.

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 four-story, 43-foot and 1½-inch tall affordable housing project with 64 dwelling units (including 15 Very Low Income, 48 Low Income, and one market-rate manager's unit) with on-site supportive services. The Project will have a total floor area of 55,179 square feet and FAR of 2.7:1. No parking spaces are proposed. The Project will provide 51 long-term and five short-term bicycle parking spaces. The existing two one-story buildings and accessory structures will be demolished.

1. Determine, pursuant to California Government Code Section 65913.4, that the Project is a Streamlined Infill Project that satisfies all of the objective planning standards of Government Code Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c);
2. Determine, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
3. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a ministerial review of a Density Bonus Compliance Review, for a project totaling 64 dwelling units, including 15 dwelling units for Very Low Income household occupancy and 48 dwelling units for Low Income household occupancy for a period of 55 years, with the following three Off-Menu Incentives:
 - a. An 80 percent increase in Floor Area Ratio (FAR) to 2.7:1 in lieu of the otherwise permitted 1.5:1 FAR by the C2-1VL-CPIO Zone and West Adams – Baldwin Hills –Leimert Community Plan Implementation Overlay (CPIO) Section II-2.B.2;
 - b. To waive transitional height requirements of the CPIO Section II-2.A.2; and
 - c. A 40 percent reduction in required open space to 4,185 square feet of open space in lieu of 6,975 square feet otherwise required by LAMC Section 12.21 G.
4. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following three Waivers of Development Standards:
 - a. A 5-foot northerly side yard setback in lieu of the minimum 7 feet otherwise required for a 4-story building in the C2-1VL-CPIO Zone;
 - b. A 5-foot southerly side yard setback in lieu of the minimum 7 feet otherwise required for a 4-story building in the C2-1VL-CPIO Zone; and
 - c. A 5-foot rear yard setback in lieu of the minimum 16 feet otherwise required for a 4-story building in the C2-1VL-CPIO Zone;
5. Approve, pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 142.5 percent increase in density over the project site, for 64 dwelling units in lieu of the otherwise permitted base density of 26 dwelling units;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated January 8, 2020; and

7. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9

DIR-2018-5870-TOC-1A
CEQA: ENV-2018-5871-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 01-21-20

PUBLIC HEARING HELD

PROJECT SITE: 5877-5891 West Olympic Boulevard;
940-954 South Spaulding Avenue;
955-961 South Alandale Avenue

IN ATTENDANCE:

Joann Lim, City Planner, Oliver Netburn, City Planner and Nicholas Hendricks, Senior City Planner, representing the Department; and Matthew Hayden, 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:

Removal of an existing surface parking lot and landscaping and the construction, use, and maintenance of a new, 46-unit, 67-foot tall building over two levels of subterranean parking. The Project will set aside five units for Extremely Low Income Households. The project will have a total floor area of 51,837 square feet and FAR of 4.09:1. The Project proposes a total of 49 parking spaces, 46 long-term bicycle spaces, and five short-term bicycle spaces.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the CEQA, Section 15332, Article 19, Class 32, pursuant to CEQA Guidelines, 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 Planning Director's determination to approve with, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following three incentives for a Tier 3 project totaling 46 dwelling units, reserving five units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Side Yards. A 30 percent reduction of the northerly and southerly side yards in the R3-1-O Zone;
 - b. Averaging. Averaging of Floor Area Ratio (FAR), density, parking or open space, and permitting vehicular access; and
 - c. Height. An increase of two additional stories up to 22 additional feet;

- c. Height. An increase of two additional stories up to 22 additional feet;
3. Adopt Staff's Technical Modification dated January 8, 2020;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

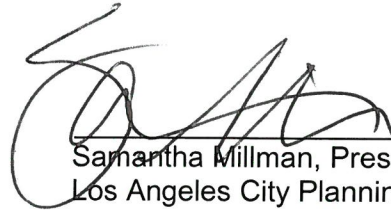
Commissioner Ambroz seconded the motion and the vote proceeded as follows:

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

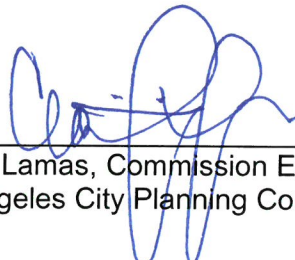
Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 10:33 a.m.



Samantha Millman, President
Los Angeles City Planning Commission



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES
MAR 12 2020
CITY PLANNING DEPARTMENT
COMMISSION OFFICE