

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 27, 2020
(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, telephonically and Live Stream on YouTube.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa M. Webber, Deputy Director, Arthi Varma, Deputy Director, Shana M. M. Bonstin, Deputy Director and Donna Wong, Deputy City Attorney. Commission Office staff participation included, Raoul Mendoza, 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.
- Donna Wong, Deputy City Attorney, had no report.
- Commissioner Ambroz requested several updates for the next regular meeting during the Director’s Report.
- Minutes of Meeting August 13, 2020 were postponed.

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 NO. 5
(Consent Calendar)

There were no items on the consent calendar.

ITEM NO. 6

CPC-2017-3251-TDR-MCUP-SPR

CEQA: ENV-2016-4630-EIR; SCH. No. 2017121047

Plan Area: Central City

Related: VTT-74531-CN and ZA-2017-4845-ZAI

Council District: 14 – Huizar

Last Day to Act: 08-27-20

Continued from: 03-12-20

05-14-20

06-25-20

PUBLIC HEARING – Completed January 15, 2020

PROJECT SITE: 1033 – 1057 South Olive Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Jason McCrea, Planning Assistant, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner representing the Department; and Cindy Starrett, representing the Applicant.

MOTION:

Commissioner Ambroz moved to continue the item to a date certain of November 19, 2020. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Ambroz

Second: Choe

Ayes: Khorsand, Leung, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

ITEM NO. 7

DIR-2019-6048-TOC-SPR-WDI-1A

CEQA: ENV-2016-273-MND-REC1

Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo

Last Day to Act: 08-27-20

Continued from: 08-13-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 135 – 153 West Avenue 34; 3401 – 3437 North Pasadena Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Michelle Carter, City Planning Associate, Oliver Netburn, City Planner and Nicholas Hendricks, Senior City Planner representing the Department; Andrew Brady, representing the Applicant; and Michael Hayden representing the Appellant and Patricia Camacho, Appellant.

MOTION:

Commissioner Perlman moved to continue the item to a date certain of October 8, 2020. Commissioner Leung seconded the motion and the vote proceeded as follows:

Moved: Perlman

Second: Leung

Ayes: Ambroz, Choe, Khorsand, Mack, Millman, Mitchell, Padilla-Campos

Vote: 9 – 0

MOTION PASSED

ITEM NO. 8

CPC-2019-6203-CA

CEQA: ENV-2019-6204-SE

Plan Area: Citywide

Council District: ALL

Last Day to Act: 12-31-20

Continued From: 02-13-20

PUBLIC HEARING – Completed November 13, 2019

PROJECT SITE: Citywide

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Niall Huffman, City Planning Associate, Hagu Solomon-Cary, Senior City Planner representing the Department; and Jason Killeen, Assistant Executive Director, representing Cannabis Department.

MOTION:

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

A proposed ordinance amending Sections 105.01, 105.02, and 105.03 of the Los Angeles Municipal Code to modify definitions, location restrictions, and sensitive site dating provisions relating to commercial cannabis activity and provisions governing the continuing operation of existing medical marijuana dispensaries.

1. Approve and recommend that the City Council determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis that the project will adopt ordinances, rules and/or regulations, that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City (ENV-2019-6204-SE);

2. Approve and recommend that the City Council adopt the proposed ordinance;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 9

CPC-2018-504-DB-DRB-SPP-CDP-MEL

CEQA: ENV-2018-505-MND

Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Bonin

Last Day to Act: 08-27-20

PUBLIC HEARING – Completed July 6, 2020

PROJECT SITE: 17346 West Sunset Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Nick Vasuthasawat, Planning Assistant, Jordann Turner, City Planner, Juliet Oh, Senior City Planner and Faisal Roble, Principal Planner representing the Department; Michael Gonzales and Chris Manasserian, 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:

Demolition of an existing vacant commercial structure (fast food restaurant) and the construction of a five-story, 60-foot and nine-inch tall, 32,225 square foot, mixed-use building comprised of 39 dwelling units (four units restricted to Very Low Income Households) and 2,900 square feet of ground floor commercial uses. The Project will include 49 parking spaces located in one subterranean level, at grade, and in one above-grade parking level. The Project includes the construction of one new retaining wall, 11,500 cubic yards of grading, and a haul route for the export of 10,700 cubic yards of earth.

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-2018-505-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, pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentive Program Review for a housing development project comprised of 39 dwelling units, of which four units will be set aside for Very Low Income Households, requesting the following Incentives:
 - a. An Off-Menu Incentive to permit a building height of 60 feet 9 inches and five-stories in lieu of 30 feet and two stories as otherwise permitted in the Pacific Palisades Commercial Village and Neighborhoods Specific Plan; and
 - b. An Off-Menu Incentive to permit a floor area ratio (FAR) of 2.15:1 in lieu of an FAR of 1:1 as

- otherwise permitted in Pacific Palisades Commercial Village and Neighborhoods Specific Plan;
3. Approve, pursuant to LAMC Section 16.50 E, a Design Review Determination for a Project located within Neighborhood Area B the Pacific Palisades Commercial Village and Neighborhoods Specific Plan;
 4. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a Project within Neighborhood Area B of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan;
 5. Approve, pursuant to the Section 12.20.2, a Coastal Development Permit for Development located within the Single Permit Jurisdiction area of the Coastal Zone;
 6. 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 construction of 39 new Residential Units in the Coastal Zone;
 7. Adopt the Conditions of Approval; and
 8. Adopt the Findings.

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

Moved: Perlman

Second: Choe

Ayes: Ambroz, Khorsand, Leung, Mack, Millman, Mitchell, Padilla-Campos

Vote: 9 – 0

MOTION PASSED

ITEM NO. 10

CPC-2018-7165-CU

CEQA: ENV-2018-7166-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Krekorian

Last Day to Act: 07-31-20

PUBLIC HEARING – Completed March 9, 2020

PROJECT SITE: 6254 North Ranchito Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lambe, Principal Planner representing the Department; Gary Harcourt and Mark Mansfield, representing the Applicant.

MOTION:

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

Conversion of an existing 4,594 square foot single-family dwelling into an 18-bed Congregate Living Health Facility (CLHF), on an approximate 29,957 square-foot lot, in the [T]RE9-1 Zone.

1. Denied, pursuant to Section 12.24 U.12 of the Los Angeles Municipal Code, a Conditional Use to permit an 18-bed Congregate Living Health Facility (sanitarium) in lieu of a six-bed facility permitted by-right in the RE9 Zone; and
2. Adopt the Findings, as amended by the Commission.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 11

DIR-2020-575-TOC-SPR-HCA-1A

CEQA: ENV-2020-576-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Koretz

Last Day to Act: 09-12-20

PUBLIC HEARING HELD

PROJECT SITE: 10375 West Washington Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Courtney Shum, City Planner and Nick Hendricks, Senior City Planner representing the Department; Dale Goldsmith, representing the Applicant; Amy Standring, Appellant; and Aviv Kleinman representing Councilmember Paul Koretz.

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 a single-story automobile care center and related surface parking lot, and the construction of a new, seven-story, mixed-use structure above one level of subterranean parking. The Project will contain 139 multi-family dwelling units and 1,969 square feet of ground floor commercial space. Of the 139 units proposed, 14 will be set aside for Extremely Low Income Households. The proposed building will encompass approximately 135,178 square feet in total building area. The Project proposes to provide 140 automobile parking spaces and 111 bicycle parking spaces.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to 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, Planning Director's Determination dated June 12, 2020;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 52.7 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two incentives for a qualifying Tier 3 project totaling 139 dwelling units, reserving 14 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Yards/Setbacks. Utilization of the easterly side and rear yard setback requirements of the RAS3 Zone for a project in a commercial zone; and
 - b. Open Space. A maximum reduction of 25 percent in the required amount of open space;
4. Approve with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use, and maintenance of a seven-story mixed-use development that will include a total of 139 dwelling units (including 14 affordable units) and 1,969 square feet of commercial space in the C2-1 Zone; and
5. Adopt the Conditions of Approval and Findings.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 12

DIR-2020-12-TOC-HCA-1A

CEQA: ENV-2020-13-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian

Last Day to Act: 09-07-20

PUBLIC HEARING HELD

PROJECT SITE: 10804 West Blix Street and 10806 West Blix Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Andrew Jorgensen, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal Planner representing the Department; Itay Mevorkah, Applicant; and Joe Monteleone, Appellant.

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 single-family dwelling, originally constructed in 1939 and currently vacant, and a detached garage. The Project proposes the subsequent construction, use, and maintenance of a four-story, 21-unit, residential building totaling 54.5 feet in height. The Project proposes 21 units with two units set aside for Extremely Low Income Households. One unit will be set aside as a market-rate manager's unit. The 18,080 square foot building will be constructed having a Floor Area Ratio (FAR) of 1.7:1. The building will be constructed with four levels above grade, comprised of the first floor with lobby and at-grade parking (containing 17 vehicle parking spaces), and three stories of residential units above.

1. Determine based on the whole of the administrative record, that the Project is exempt from the 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. Deny the appeal and sustain, Planning Director's Determination dated June 24, 2020;
3. Approve, pursuant to LAMC Section 12.22 A.25(g) and 12.22 A.31, approving a Transit Oriented Communities Incentive Program (TOC) project, allowing a 50 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 qualifying Tier 1 project totaling 21 dwelling units, reserving two units, or nine percent of the total units, for Extremely Low Income Household occupancy:
 - a. Setbacks (Sides). A one-foot, nine-inch reduction to permit side yard setbacks of five feet, three inches in lieu of the minimum seven feet required in the R3-1 Zone;
 - b. Height. A nine-foot, six-inch increase in allowable height to permit a maximum height of 54 feet, six inches in lieu of the 45 feet required in the R3-1 Zone;
 - c. Open Space. A 480 square-foot reduction to permit a minimum of 1,920 square feet of open space in lieu of the minimum 2,400 square feet required in the R3-1 Zone; and
4. Adopt the Conditions of Approval and Findings.

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

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

Vote: 9 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 1:05 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 24 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**