

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES FOR SPECIAL MEETING
THURSDAY, SEPTEMBER 17, 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 and telephonically.

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

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa M. Webber, Deputy Director, Shana M. M. Bonstin, Deputy Director and Amy Brothers, Deputy City Attorney. Commission Office staff participation included, Raoul Mendoza, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Diego Vazquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Amy Brothers, Deputy City Attorney, had no report.
- There were no Commission requests.

President Millman announced the Director’s Report would be heard at the end.

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.

At approximately 8:41 a.m. President Millman re-opened item no. 01 to allow public comment.

ITEM NO. 1

DIRECTOR'S REPORT

There was one speaker that addressed the commission and provided public comment.

At approximately 8:44 a.m. President Millman re-opened item no. 02 to allow public comment.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

One speaker addressed the commission and provided public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations. One speaker addressed the commission and provided public comment.

At approximately 8:46 a.m. President Millman re-opened item no. 01 and Vince E. Bertoni, Director of Planning was able to present the Director's Report.

ITEM NO. 1

DIRECTOR'S REPORT

- Vince P. Bertoni, Director of Planning, discussed potential furlough impacts for city employees.
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ITEM NO. 5
(Consent Calendar)

There were no items on the consent calendar.

ITEM NO. 6

DIR-2019-7067-TOC-1A

CEQA: ENV-2019-5389-CE

Plan Area: Hollywood

Council District: 13 – O' Farrell

Last Day to Act: 10-06-20

PUBLIC HEARING HELD

PROJECT SITE: 5806 – 5812 West Lexington Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Alexander Truong, City Planning Associate, Oliver Netburn, City Planner and Nick Hendricks, Senior City Planner representing the Department; Todd Elliot, representing the Applicant; and Frankie Holt, representing the 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 two existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17 unit multi-family dwelling. The building will be constructed with four residential levels over one at-grade parking level. The Project will provide a total of 25 automobile parking spaces, and two short-term and 17 long-term bicycle parking spaces. Vehicular access to the site is provided via one two-way driveway that is accessible from Lexington Avenue. Pedestrian access is also located along Lexington Avenue.

1. Determine that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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 location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;
2. Deny the appeal and sustain, Planning Director's Determination dated July 23, 2020;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 2 project with a total of 17 dwelling units, including two units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three Additional Incentives:
 - a. Yard/Setback. To permit a 30 percent decrease in the required rear yard;
 - b. Open Space. To permit a 20 percent reduction in the required open space; and
 - c. Height. To permit one additional story up to 11 additional feet; and
4. Adopt the Conditions of Approval and Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7

DIR-2019-750-TOC-1A

CEQA: ENV-2019-751-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 09-17-20

PUBLIC HEARING HELD

PROJECT SITE: 3117 – 3119 South Bagley Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Elizabeth Gallardo, City Planner, Michelle Singh, Senior City Planner representing the Department; Thomas Bailey, representing the Applicant; and Beverly Palmer, representing the Appellant and Margaret C. Fields, 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 the existing one-story, two-unit duplex and the construction, use and maintenance of a new four-story, 49'-10" tall apartment building consisting of 12 units (including 1 Extremely Low Income unit and 1 Very Low Income unit). The building will be approximately 9,706 square feet of floor area, with a maximum Floor Area Ratio (FAR) of 2.65:1. The Project proposes one level of at grade parking, consisting of six parking spaces. There are no protected trees on the subject site or the adjacent public right-of-way.

1. Determine that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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 location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;
2. Grant the appeal in part and deny the appeal in part, sustain the Planning Director's Determination dated June 18, 2020;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Compliance Review for a qualifying Tier 3 project totaling 12 dwelling units, reserving 1 unit for Extremely Low Income household occupancy and 1 unit for Very Low Income household occupancy for a period of 55 years, with the following requested Base and Additional incentives:
 - a. Residential Density. A 33 percent increase in the maximum density to permit a total of 12 dwelling units, in lieu of nine units as otherwise permitted by the R3 Base Density;
 - b. Residential Parking. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half space per unit;
 - c. Height. An 4'-10" increase in the building height, allowing 49'-10" height in lieu of the maximum 45 feet otherwise allowed by the R3-1 Zone;
 - d. Yard/Setback. A maximum 30 percent reduction in the required side yards, allowing a 5'-0" northerly and 4'-8" southerly side yard in lieu of the six-foot side yard otherwise required in the R3-1; and
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 10:25 a.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

OCT 08 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**