

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, DECEMBER 19, 2019
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 8:37 a.m. with Commission Vice President Vahid Khorsand and Commissioners, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell and Dana Perlman in attendance.

Commissioner David H. Ambroz and Veronica Padilla-Campos were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Arthi L. Varma, Deputy Director, Lisa M. Webber, Deputy Director, and Donna Wong, 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

- Vince Bertoni, Director of Planning, had no report.
- Donna Wong, 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**

Two speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsiderations.

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

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

CPC-2019-3844-VZCJ-SPR

CEQA: ENV-2019-3845-MND

Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 – Martinez

Last Day to Act: 01-20-20

PUBLIC HEARING – Completed October 28, 2019

PROJECT SITE: 8547-8549 ½ North Sepulveda Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a four-story, 52 feet in height, 37,850 square foot, 54 unit multi-family residential apartment building on a 22,214 square foot lot. The project is proposed to be 100 percent affordable (excluding the Manager's Unit) and will be composed of three units (6 percent) for Extremely Low Income Households, 50 units (93 percent) for Low Income Households, and one Manager's Unit at Market Rate. A minimum of two and a maximum of 20 automobile parking spaces and 49 bicycle parking spaces (44 long term and 5 short term) will be provided at grade. The proposed project will involve the demolition of one approximately 6,400 square foot commercial building. Ten non-protected trees are proposed for removal, and 230 cubic yards of export are proposed for grading purposes.

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-2019-3845-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 of 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 adopt, pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), A Vesting Zone Change from the existing [Q]C2-1VL to (T)(Q)C2-1VL;
 3. Approve and Recommend, that the City Council approve, pursuant to LAMC Section 11.5.11(e), the following three Developer's Incentives:
 - a. An increased floor area ratio (FAR) of 2.2:1 in lieu of the 1.5:1 otherwise allowed in the C2-1VL Zone;
 - b. A maximum building height of 52 feet in lieu of the maximum 45 foot height otherwise allowed in the C2-1VL Zone and a maximum Transitional Height of 45 feet in lieu of the 25 foot Transitional Height restriction pursuant to LAMC Section 12.21.1 A.10; and
 - c. A minimum of two automobile parking spaces in lieu of the otherwise required 55 parking spaces;
 - d.
 4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the development of an approximately 37,850 square foot, 54 unit apartment complex with a maximum building height of 52 feet and four stories;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

CPC-2019-3316-CU-DB-SPR

CEQA: ENV-2014-370-MND-REC2

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

Last Day to Act: 12-19-19

PUBLIC HEARING – Completed November 5, 2019**PROJECT SITE:** 4091 South Redwood Avenue**PROPOSED PROJECT:**

Existing development consists of a six-story mixed-use building with a total of 68 residential units (inclusive of 6 units reserved for Very Low Income households) and 3,091 square-feet of commercial space. The proposed project consists of the addition of 9 residential units within the existing building envelope. In conjunction with the proposed 9 additional residential units, the project will be required to set aside 3 additional units for Very Low Income households, resulting in a mixed-use project totaling 77 residential units (inclusive of 9 units set aside for Very Low Income Households), 3,091 square feet of commercial area and a total of 139 parking spaces (126 residential parking and 13 commercial parking spaces).

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 Mitigated Negative Declaration No. ENV-2014-370-MND adopted on July 16, 2014; and pursuant to CEQA Guidelines Sections 15162 and 15164, as supported by the addendums dated March 28, 2019 and December 2019, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), 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;

3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 77 dwelling units, of which nine will be set aside for Very Low Income households, with vehicular parking provided pursuant to Parking Option 1, and with the following Incentives:
 - a. An On-Menu Incentive to allow a floor area ratio (FAR) of 2.25 to 1 in lieu of the otherwise permitted 1.75 to 1 FAR pursuant to LAMC Section 12.21.1 A;
 - b. An On-Menu Incentive to allow a maximum height of 66 feet in lieu of the otherwise permitted maximum height of 55 feet pursuant to the Glencoe/Maxella Specific Plan; and
 - c. An On-Menu Incentive to allow 8,330 square feet of open space in lieu of the otherwise required 8,875 square feet of open space, pursuant to LAMC Section 12.21 G;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review to allow a development with more than 50 residential units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 06

CPC-2019-7045-CA (VACATION RENTALS)
CEQA: ENV-2019-7046-ND; ENV-2019-7375-CE
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Patrick Whalen, City Planning Associate, Phyllis Nathanson, Senior City Planner and Tom Rothman, Principal City Planner representing the Department.

President Millman recessed the meeting at 10:27 a.m. The meeting reconvened at 10:36 a.m. with Commissioners Choe, Khorsand, Leung, Mack, Mitchell and Perlman in attendance.

MOTION:

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

An ordinance amending Sections 12.03, 12.22, and 19.01 of the Los Angeles Municipal Code (LAMC) to regulate the use of non-primary residences for short term rentals as Vacation Rentals, and to establish related fees and fines.

1. Approve and Recommend that the City Council determine, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-7046-ND, 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 judgement and analysis of the City; adopt the Negative Declaration; and determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend, that the City Council adopt the proposed ordinance as modified by the City Planning Commission, as follows:
 - Increase the citywide cap from 3,625 (the equivalent of 0.25 percent of the current housing supply) to the equivalent of 1 percent.
 - Change the geographic unit subject to concentration caps from Census tracts to community plan areas, and increase the cap from 0.25 percent to 1 percent.
 - Increase the maximum number of days per calendar year a Vacation Rental may be rented from 30 to 90 days.
 - Specify that the required 250 feet of separation between Vacation Rental units in Type 1 buildings be per block face.
3. Instructed City Planning to study and report to the Planning and Land Use Management (PLUM) Committee on the following:
 - Feasibility of requiring documentation showing Vacation Rentals are second homes, not investment properties.
 - Feasibility of limiting Vacation Rental ownership eligibility to individuals and individual trusts, not limited liability corporations.
 - Feasibility of allocating a significant portion of the Transient Occupancy Tax (TOT) and/or fees collected from Vacation Rentals to support affordable housing, permanent supportive housing, and/or housing for the homeless.
 - Additional information regarding the economic tipping point between a long-term and short-term rental within the construct of other regulatory limitations of the ordinance.
4. Adopt the Staff Report as the Commission report on the subject, including Staff's Technical Modification dated December 16, 2019; and
5. Adopt the Findings.

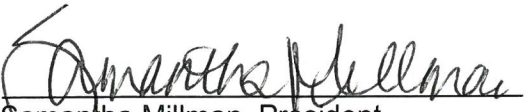
Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 5 - 2

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 11:39 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

JAN 23 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**