

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 8, 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 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 Vasquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, announced delays in potential furlough impacts for city employees.
- Amy Brothers, had no report.
- There were no Commission requests.
- Minutes of Meeting:
Commissioner Leung moved to approve the Minutes of Meetings September 17, 2020. Commissioner Millman seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

President Millman announced that the minutes of September 24, 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.

Commission President Millman announced item nos. 5a and 5b would be removed from the consent calendar.

ITEM NO. 5a
(Consent Calendar)

CPC-2019-6138-CU

CEQA: ENV-2019-6139-CE
Plan Area: Westlake

Council District: 13 – O' Farrell
Last Day to Act: 10-08-20
Continued from: 09-10-20

PUBLIC HEARING – Completed June 24, 2020

PROJECT SITE: 2515 West Beverly Boulevard; 110 North Coronado Street;
114-128 North Coronado Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Jordann Turner, City Planner representing the Department; and Shawn Keltner, 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:

Construction, use, and maintenance of a new 2,500 square-foot classroom and approximately 5,700 square-foot outdoor play space serving an existing public charter school located in the C2-1 and RD5-1 Zones.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15314, Class 14, 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, a Conditional Use to permit the operation of a public charter elementary school in the RD5-1 and C2-1 Zones;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 6, 2020; and
4. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 5b
(Consent Calendar)

CPC-2017-5092-DB-SPR

CEQA: ENV-2017-5093-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13-O'Farrell

Last Day to Act: 10-08-20

PUBLIC HEARING – Completed July 22, 2020

PROJECT SITE: 418 North Alvarado Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Kevin Golden, City Planner and Debbie Lawrence, Senior City Planner representing the Department.

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:

Construction of a new 73-unit, approximately 52,000 square foot mixed-use development including 500 square feet of ground floor commercial space on approximately 19,197 square feet of land (21,517 square feet including alleys), located at 418 – 430 North Alvarado Street. The proposed Project includes a five-story building with two parking levels (including one subterranean level) that provide a total of 81 parking spaces. The Project will include six Very Low-Income units.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15061, 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. Approve, pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a project reserving eleven percent of the base dwelling units or six units for Very-Low Income Households, in conjunction with Parking Option 1 and the following two Off-Menu Incentives:
 - a. A 2.85:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1VL Zone; and
 - b. An increase in height and number of stories permitted, to allow a 69-foot, five-story building in lieu of a maximum 45-foot, three-story building for a mixed-use building in the C2-1VL Zone;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that creates or results in an increase of 50 or more net new dwelling units and/or guest rooms.

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: Leung, Mack, Millman, Mitchell, Perlman
Absent: Choe

Vote: 7 – 0

MOTION PASSED

ITEM NO. 6

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: 10-08-20
Continued from: 08-13-20
08-27-20

PUBLIC HEARING HELD

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; Jerry Newman and Andrew Brady, representing the Applicant; and Michael Hayden representing the Appellant and Patricia Camacho, Appellant.

At approximately 10:55 a.m. President Millman announced Commissioner Leung left the zoom webinar/teleconference meeting during Public Comment for this item.

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, use, and maintenance of a new, five-story, 514,756 square-foot mixed use building with 468 dwelling units, including 66 dwelling units set aside for Very Low Income Households (or 14 percent of the proposed density) and 16,395 square feet of commercial space. The development will be constructed within two phases, and is designed as one building which includes two levels of subterranean parking across the entire site with three structures above that include residential and commercial uses. The structures will be four and five stories tall with a total of 311 automobile parking spaces, 35 short-term and 264 long-term bicycle parking spaces, and a total of 49,152 square feet of open space for residents.

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-2016-273-MND adopted on August 22, 2017; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated December 2019, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal in part and grant the appeal in part of the Planning Director's decision dated June 12, 2020;

3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density bonus consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 468 dwelling units, including 66 dwelling units reserved for Very Low Income (VLI) Households occupancy for a period of 55 years, along with the following two Additional Incentives:
 - a. Setback. To permit the use of any or all the yard requirements for the RAS3 Zone in lieu of the [T][Q]CM-2D Zone; and
 - b. Transitional Height. To utilize the Transit Oriented Communities transitional height requirements in lieu of those found in LAMC Section 12.21.1 A.10;
4. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement for a five-foot dedication and three-foot widening along Avenue 34 and a 15 feet by 15 feet chamfer or a 20 foot radius corner cut along northwest intersection of Avenue 34 and Pasadena Avenue, in order to maintain the existing condition along Avenue 34 and the corner of Avenue 34 and Pasadena Avenue;
5. Conditionally Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a new, five-story, mixed-use building with 468 dwelling units, and 16,395 square feet of commercial space in the [T][Q]CM-2D Zone;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated August 10, 2020 and October 7, 2020; and
7. Adopt the Findings.

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

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

Vote: 5 – 1

MOTION PASSED

President Millman recessed the meeting at approximately 1:18 p.m. The meeting reconvened at 1:22 p.m. with Commissioners Ambroz, Khorsand, Leung, Mack, Mitchell and Perlman in attendance.

President Millman announced Commissioner Leung rejoined the zoom webinar/teleconference meeting.

ITEM NO. 7

CPC-2019-6169-CU
CEQA: ENV-2019-6170-CE
Plan Area: Granada Hills – Knollwood

Council District: 12 – Lee
Last Day to Act: 10-13-20

PUBLIC HEARING – Completed August 7, 2020

PROJECT SITE: 17227 West Simonds Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Andrew Jorgensen, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and Matt Goulet 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:

Conversion, maintenance, and use of an existing 2,582 square-foot, six-bed Congregate Living Health Facility into a 12-bed facility, and a request to allow parking of vehicles in the required front yard setback in the RS-1 Zone. Proposed construction would consist of minor interior improvements only.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), 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.12 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a 12-bed sanitarium/congregate living health living facility (increase from 6 to 12 beds) in the RS-1 Zone;
3. Approve, pursuant to LAMC Section 12.24 F, parking of vehicles in the front yard setback otherwise prohibited by LAMC Section 12.21.C.1(g);
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

President Millman announced item no. 9 would be taken out of order.

ITEM NO. 9

DIR-2020-2956-DB-PSH-SIP-PHP-1A

CEQA: N/A

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

Last Day to Act: 10-26-20

PUBLIC HEARING HELD

PROJECT SITE: 2444 – 2456 South Barry Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Eric Claros, City Planner, Sarah Molina-Pearson, Senior City Planner and Maya E. Zaitzevsky, Principal Planner representing the Department; Tim Moran, representing the Applicant; and David Maman, 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 three structures with a total of eight dwelling units that are subject to the Rent Stabilization Ordinance; and the construction, use, and maintenance of a new six-story residential building containing

61 dwelling units, of which sixty will be set aside for Very Low Income Supportive Housing and Low Income Housing.

1. Determine, pursuant to California Government Code Section 65651 and Public Resources Code Section (PRC) 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;
2. 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;
3. Determine, pursuant to PRC Section 21080.27, that the Project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);
4. Deny the appeal and sustain, Planning Director's Determination dated August 13, 2020;
5. Approve with Conditions, pursuant to Section 12.22 A.25(g)(2)(i)b of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, the following incentives requested by the applicant for a project totaling 61 dwelling units, reserving 32 units for Very Low Income Supportive Housing occupancy for a period of 55 years and 28 units for Low Income Housing occupancy for a period of 55 years:
 - a. Floor Area Ratio. A 35 percent increase to the allowable Floor Area Ratio (FAR) to allow an FAR of 4.05:1 in lieu of the otherwise allowed 3:1 FAR;
 - b. Yard/Setback. A 20 percent decrease in the required rear yard setback to allow 12 feet in lieu of the otherwise required 15 feet; and
 - c. Open Space. A 20 percent decrease from the open space requirement to allow 5,240 square feet in lieu of the otherwise required 6,550 square feet;
6. Approve with Conditions, pursuant to California Government Code Section 65915, a ministerial review of a Density Bonus Compliance Review, for a supportive housing development project totaling 61 dwelling units, 100 percent affordable, exclusive of one market-rate manager's unit, for a period of 55 years, located within one-half mile of a Major Transit Stop, with the following:
 - a. Density. A 455 percent increase in density to 61 dwelling units in lieu of 11 dwelling units otherwise permitted by the RD1.5-1 Zone; and
 - b. Height. A height increase of 33 feet, or up to three additional stories, to allow a building height of 78 feet in lieu of the 45 feet otherwise permitted by the RD1.5-1 Zone;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2016-4785-SP-SPP-VZC-HD-CU-CUB-SPR

CEQA: ENV-2016-4786-MND

Plan Area: Canoga Park – Winnetka -
Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 10-08-20

PUBLIC HEARING – Completed August 7, 2020

PROJECT SITE: 20401 West Ventura Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Alan Como, City Planner, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal Planner representing the Department; Kyndra Casper, representing the Applicant; and Craig Bullock representing the office of Councilmember Mitch O' Farrell.

MOTION:

Commissioner Millman moved to continue the item to a date certain of November 5, 2020. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 2:42 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

NOV 05 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

Cecilia Lamas

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission