

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 5, 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, Yvette Lopez-Ledesma and Karen Mack 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, Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Denise Otero, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, recognized Commissioners Marc Mitchell and Veronica Padilla-Campos for their commitment to the City Planning Commission and the City as a whole. Both Commissioners announced their resignation.

At approximately 9:18 a.m. Commission President Millman recessed the meeting due to technical difficulties. The meeting reconvened at 9:33 a.m. with Commissioners Ambroz, Choe, Khorsand, Leung, Lopez-Ledesma, Mack and Perlman in attendance.

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- Faisal Robel, Chief Equity Officer, along with Commissioners Choe and Mack provided the CPC Equity Subcommittee Update.
 - Amy Brothers, Deputy City Attorney, had no report.
 - There were no Commission requests.

At approximately 10:02 a.m. Commission President Millman announced that Commissioner Perlman left the zoom webinar/teleconference meeting.

- Minutes of Meeting:
Commissioner Choe moved to approve the Minutes of Meetings October 8, 2020, October 15, 2020 and October 22, 2020. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Choe
Second: Khorsand
Ayes: Ambroz, Leung, Mack, Millman
Abstain: Lopez-Ledesma
Absent: Perlman

Vote: 6 – 0 – 1

MOTION PASSED

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. 7

DIR-2019-4920-TOC-1A
CEQA: ENV-2019-4921-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 11-05-20
Continued from: 10-22-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1600 – 1614 East Venice Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Esther Serrato, City Planning Associate representing the Department.

MOTION:

Commissioner Millman moved to continue the item to a date certain of December 17, 2020. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Khorsand
Ayes: Ambroz, Choe, Leung, López-Ledesma, Mack
Absent: Perlman

Vote: 7 – 0

MOTION PASSED

Commission President Millman announced the recusal of Commissioner Mack for item no. 5a.
Commissioner Mack left the Zoom Webinar meeting.

Commission President Millman announced item no. 5a would be removed from the consent calendar.

ITEM NO. 5a
(Consent Calendar)

CPC-2019-7006-DB-DRB-SPP-SPR-DD-MS-C

CEQA: ENV-2019-7009-CE

Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson

Last Day to Act: 11-05-20

PUBLIC HEARING – Completed October 13, 2020

PROJECT SITE: 4230 and 4242 South Crenshaw Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Sergio Ibarra, City Planner, Kyle Winston, Planning Assistant and Michelle Singh, Senior City Planner representing the Department; and Edgar Khalatian, 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 an approximately 107,940 square foot mixed-use development with 124 residential dwelling units, 14 (15 percent of the base number of units) of which are restricted to Very Low Income households, including approximately 6,000 square feet of ground floor commercial uses, in a five-story building with a maximum height of 69 feet, with 60 parking spaces. The Project includes the demolition of an auto body shop, car wash/detail center, and a take-out food stand.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32 - Infill Development), and that 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)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, for a project totaling 124 dwelling units, including 14 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following three Off-Menu Incentives:
 - a. To allow a residential parking requirement of 0.5 parking spaces per unit;
 - b. To allow a 2.94:1 FAR in lieu of the 1.5:1 FAR otherwise required by the Crenshaw Corridor Specific Plan; and
 - c. A 24-foot increase in height over the otherwise permitted 45-feet allowed per the Crenshaw Corridor Specific Plan in the C1.5-1-SP Zone;

3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a review of the following Waiver of Development Standards:
 - a. A five-foot side yard setback in lieu of the minimum six-foot side yard otherwise required for a five-story building in the C1.5-1-SP Zone;
 - b. To waive the transitional height requirements of the Crenshaw Corridor Specific Plan ("CCSP" Ordinance No. 184,795) Section 10.D.1; and
 - c. To allow 50 percent of the required parking spaces to be compact;
4. Approve, pursuant to LAMC Section 11.5.7 and 16.50, a Project Permit Compliance Review and Design Review for a project within the Crenshaw Corridor Specific Plan area;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units;
6. Approve, pursuant to LAMC Section 12.24 Y, Special permission by the Director for the reduction of commercial parking requirement by ten percent for a project within 1,500 proximity of a portal of a fixed rail transit station, bus station, or similar facility;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Khorsand
Second: Choe
Ayes: Ambroz, Leung, Lopez-Ledesma, Millman
Absent: Perlman
Recuse: Mack

Vote: 6 – 0

MOTION PASSED

Commission President Millman announced Commissioner Mack rejoined the Zoom Webinar meeting.

ITEM NO. 6

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: 11-05-20

Continued from: 10-08-20

PUBLIC HEARING – Completed August 7, 2020

PROJECT SITE: 20401 West Ventura Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Courtney Schoenwald, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Brad Rosenheim, representing the Applicant; and Jacob Dawe representing Councilmen Bob Blumenfield.

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 and removal of the existing restaurant foundation and parking areas at the project site and development of the site with a 149-room, four-story hotel (83,294 square feet of Floor Area) that includes three levels of subterranean parking, while providing 213 vehicle parking spaces and 52 bicycle parking spaces, on a 53,529 square-foot lot. With the provision of bicycle parking stalls on-site, the project would

replace eight automobile parking spaces with bicycle parking stalls. The hotel would be designed with gathering spaces, a hotel-serving restaurant and lounge located on the ground floor, with an outdoor deck area, and proposes a porte-cochère entry leading to the guest check-in lobby. Amenities, such as the pool deck and fitness room are located on the second floor. The height of the hotel would be 66 feet as measured from the ground floor to the top of the parapet and 73 feet to the top of the elevator. The Project would include the removal and replacement of 22 non-protected trees and would require approximately 61,500 cubic yards of export during the construction phase.

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-2016-4786-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. Deny, pursuant to Section 11.5.7 G of the Los Angeles Municipal Code (LAMC), a Specific Plan Amendment to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulations to amend:
 - a. Section 6.B, increase the FAR to 1.559:1 in lieu of the permitted 1:1 FAR;
 - b. Section 7.A, to allow for pedestrians to cross a driveway or parking area to enter the building;
 - c. Section 7.A.3.a, to allow for a driveway to be located in front of the building; and
 - d. Section 7.A.3.b, to increase in the allowable side yard to 43 feet in lieu of the allowable 39 feet at ground floor;
3. Approve, pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulations to:
 - a. Increase the FAR to 1.5:1 in lieu of the permitted 1:1 FAR; by amending Section 6.B, to add subsection 6.B.5, establishing "The following Floor Area Ratio shall apply to hotel projects within the Neighborhood and General Commercial Plan Designation for the area, east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet: a maximum Floor Area Ratio of 1.5:1."; and
 - b. Increase the height to 73 feet in lieu of permitted 30 feet, by amending Section 7.E.1.e.2, to state: "For the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet, for hotel projects within the Neighborhood and General Commercial Plan Designation- a building height of up to 73 feet.";
4. Deny, pursuant to LAMC Section 12.32 Q, a Height District Change from P-1LD, C2-1LD, and C4-1LD to C2-2D Zone;
5. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from P-1LD, C2-1LD, and C4-1LD to (T)(Q)C2-1 L Zone;
6. Approve, pursuant to LAMC Section 12.24 T.3, a Conditional Use Permit to allow a hotel use within 500 feet of any R Zone;
7. Approve, pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow for the sale and dispensing of alcoholic beverages incidental or accessory to the operation of a hotel or banquet room;
8. Approve, pursuant to LAMC Section 11.5.7 C, a Specific Plan Project Permit Compliance for a new building within the Ventura-Cahuenga Boulevard Corridor Specific Plan;
9. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more guest rooms;
10. Adopt the Conditions of Approval, as modified by the Commission; and
11. Adopt the Findings.

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

Moved: Millman
Second: Leung
Ayes: Ambroz, Choe, Lopez-Ledesma
Nays: Khorsand, Mack

Absent: Perlman

Vote: 5 – 2

MOTION PASSED

ITEM NO. 8

CPC-2017-5287-DB-DRB-SPP-MSP

CEQA: ENV-2017-5286-CE

Plan Area: Sherman Oaks – Studio City

Toluca Lake – Cahuenga Pass

Related Case: DIR-2016-4292-DRB-SPP-MSP

Council District: 4 – Ryu

Last Day to Act: 11-06-20

PUBLIC HEARING – Completed January 31, 2020

PROJECT SITE: 3077 Cahuenga Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Dominick Ortiz, Planning Assistant, Valentina Knox-Jones, City Planner, Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and David Moss, representing the Applicant.

At approximately 12:56 p.m. Commission President Millman announced that Commissioner Lopez-Ledesma left the zoom webinar/teleconference meeting.

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 existing 5,556 square-foot commercial structure; and the construction of a new 40 unit, 35,835 square-foot, three-story, residential apartment complex, with a 21,754 square-foot parking garage for 51 cars within two levels of subterranean parking. This would result in a total structure of 35,835 square feet with a maximum height of approximately 51 feet. The Project includes 5,340 square feet of hardscape, and associated community amenities. The Project is located in the Outer Corridor of the Mulholland Scenic Parkway Specific Plan and on an approximately 24,990 square-foot site. The Project is upslope from Cahuenga Boulevard right-of-way and is downslope from Mulholland Drive. The Applicant has stated that the Project is not visible from Mulholland Drive. The Project is also in the Ventura/Cahuenga Boulevard Corridor Specific Plan and requires approval for Project Permit Compliance for that Specific Plan. The Project requests an Off-Menu Density Bonus which requires City Planning Commission approval to allow relief from the Ventura/Cahuenga Boulevard Corridor Specific Plan in order to have a Floor Area Ratio (FAR) of 1.43:1 in lieu of the permitted 1:1, and a maximum height of 51 feet in lieu of the permitted 30 feet. The Project includes 9,794 cubic yards of cut, 9,794 cubic yards of export, and no fill or import. The Project requires a haul route.

1. Determine, pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that 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(e)(4) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development Project with a total of 40 units (four units set aside for Very Low Income households) with the following requested Off-Menu Incentives:
 - a. An Off-Menu incentive to allow a maximum building Floor Area Ratio (FAR) of 1.43:1; and
 - b. An Off-Menu incentive to allow a maximum building height of 51 feet;

3. Approve, pursuant to LAMC Section 11.5.7 C, a Specific Plan Project Permit Compliance with the Mulholland Scenic Parkway Specific Plan and the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
4. Approve, pursuant to LAMC Section 16.50, a Design Review Determination pursuant to the Mulholland Scenic Parkway Specific Plan;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated November 4, 2020; and
6. Adopt the Findings, as amended by the Commission.

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

Moved: Khorsand
Second: Mack
Ayes: Ambroz, Choe, Leung, Millman
Absent: Perlman, Lopez-Ledesma

Vote: 6 – 0

MOTION PASSED

ITEM NO. 9

CPC-2019-807-ZCJ-HD-MCUP-SPR

CEQA: ENV-2019-808-SCEA

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Martinez

Last Day to Act: 12-12-20

PUBLIC HEARING – Completed September 16, 2020

PROJECT SITE: 7940 North Lankershim Boulevard;
7918 – 7946 North Lankershim Boulevard;
11650 – 11664 West Strathern Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Lilian Rubio, City Planning Associate, Courtney Shum, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Andrew Brady, representing the Applicant.

MOTION:

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

Demolition of two one-story commercial buildings and surface parking for the construction, use, and maintenance of a new seven-story, 87-foot mixed-use building. The building will have a maximum floor area of approximately 678,328 square feet, a maximum of 432 residential dwelling units, with 48 units set aside as affordable (22 units set aside for Extremely Low Income households and 26 units set aside for Very-Low Income households) and 22,000 square feet of commercial space consisting of one retail space proposed for a drugstore/market with ancillary drive-through and two commercial spaces proposed for restaurant use. The Project proposes the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the use and operation of one retail space proposed for a drugstore/market and the sale and dispensing of beer and wine for on-site consumption in conjunction with the use and operation of the two commercial spaces proposed for restaurant use. The proposed hours of operation for the commercial uses are from 7:00 a.m. to 12:00 a.m., daily. The Project will provide a total of 541 automobile parking spaces and 224 bicycle parking spaces.

1. Find, pursuant to California Public Resources Code Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, Case No. ENV-2019-808-SCEA ("SCEA"), and all comments received, after imposition

of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; Find that the Project is a “transit priority project” as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA;

2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change on the Project Site from C2-1VL and R1-1 to (T)(Q)RAS4-1-CUGU and three Developer Incentives to permit:
 - a. Open space to be located adjacent to a Subject Use as listed in LAMC Section 13.18 E.2(d) in lieu of the requirements of LAMC Section 13.18 F.3(a);
 - b. An increase of Floor Area Ratio (FAR) for a maximum 3.32:1 FAR in lieu of the 3:1 FAR permitted pursuant to LAMC Section 12.21.1;
 - c. A parking ratio of one parking space per dwelling unit in lieu of the parking requirements pursuant to LAMC Section 12.21 A.4;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages for offsite consumption in conjunction with the use and operation of one retail venue and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with the use and operation of two commercial venues;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Choe
Second: Khorsand
Ayes: Ambroz, Leung, Mack, Millman
Absent: Lopez-Ledesma, Perlman

Vote: 6 – 0

MOTION PASSED

At approximately 1:46 p.m. Commission President Millman announced that Commissioners Choe and Ambroz left the zoom webinar/teleconference meeting. Commission President Millman also recessed the meeting due to lack of quorum.

The meeting reconvened at 2:00 p.m. with Commissioners Khorsand, Leung, Lopez-Ledesma and Mack in attendance.

Commissioner Lopez-Ledesma rejoined the zoom webinar/teleconference meeting and quorum was established.

ITEM NO. 10

DIR-2019-277-TOC-DRB-SPP-1A

CEQA: ENV-2019-278-CE

Plan Area: Westwood

Council District: 5 – Koretz

Last Day to Act: 12-08-20

PUBLIC HEARING HELD

PROJECT SITE: 1427 – 1433 South Greenfield Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Dylan Sittig, City Planning Associate, Elizabeth Gallardo, City Planner and Michelle Singh, Senior City Planner representing the Department; Tony Russo, representing the Applicant; and Rousline Boundine, Appellant # 1, Kathleen Unger, Appellant # 2 representative and Peter Leininger, Appellant # 3.

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 two apartment buildings and garages and the construction of a new six-story, maximum 66.5-feet in height, twenty-nine unit multi-family apartment building over two levels of subterranean parking containing 47 automobile stalls, in conjunction with the export of 14,000 cubic yards of dirt. One existing Street Tree will be removed and at least three new Street Trees will be planted. The Project reserves three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years.

1. Determine, that based on the whole of the administrative record, the Project is exempt from the CEQA, pursuant to State CEQA Guidelines, Article 19, Sections 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines, regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal in part and Grant the appeal in part; Sustain the Planning Director's Determination dated September 24, 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 twenty-nine dwelling units, reserving three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years with the following requested Base and Additional Incentives:
 - a. Residential Density. A 70 percent increase in the maximum density to permit a total of twenty-nine dwelling units, in lieu of 16 units otherwise permitted by the R3 base density;
 - b. Floor Area Ratio (FAR). A maximum FAR of 3.98 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
 - c. 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;
 - d. Open Space. A 25 percent reduction in the open space requirement, allowing at least 4,350 square feet in lieu of the 5,800 square feet otherwise required;
 - e. Open Space. A 25 percent reduction from the Specific Plan's open space location requirement to allow 56.25 percent (2,447 square feet) of open space to be provided on the ground floor in lieu of the requirement that 75 percent of open space be provided on the ground floor; allowing the remaining 43.75 percent (1,903 square feet) of open space to be provided above the ground floor for a total of 4,350 square feet of open space; and
 - f. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet otherwise allowed by the [Q]R3-1-O zone and Westwood Community Multi-Family Specific Plan;
4. Approve with Conditions, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a new six-story, maximum 67 feet in height, and twenty-nine unit apartment building over two levels of subterranean parking containing 47 automobile stalls;

5. Adopt the Conditions of Approval, as modified by the Commission; and
6. Adopt the Findings.

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

Moved: Khorsand
Second: Millman
Ayes: Leung, Lopez-Ledesma
Nay: Mack
Absent: Ambroz, Choe, Perlman

Vote: 4 – 1

MOTION FAILED

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 two apartment buildings and garages and the construction of a new six-story, maximum 66.5-feet in height, twenty-nine unit multi-family apartment building over two levels of subterranean parking containing 47 automobile stalls, in conjunction with the export of 14,000 cubic yards of dirt. One existing Street Tree will be removed and at least three new Street Trees will be planted. The Project reserves three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years.

1. Determine, that based on the whole of the administrative record, the Project is exempt from the CEQA, pursuant to State CEQA Guidelines, Article 19, Sections 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines, regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain, Planning Director's Determination dated September 24, 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 twenty-nine dwelling units, reserving three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years with the following requested Base and Additional Incentives:
 - a. Residential Density. A 70 percent increase in the maximum density to permit a total of twenty-nine dwelling units, in lieu of 16 units otherwise permitted by the R3 base density;
 - b. Floor Area Ratio (FAR). A maximum FAR of 3.98 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
 - c. 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;
 - d. Open Space. A 25 percent reduction in the open space requirement, allowing at least 4,350 square feet in lieu of the 5,800 square feet otherwise required;
 - e. Open Space. A 25 percent reduction from the Specific Plan's open space location requirement to allow 56.25 percent (2,447 square feet) of open space to be provided on the ground floor in lieu of the requirement that 75 percent of open space be provided on the ground floor; allowing the remaining 43.75 percent (1,903 square feet) of open space to be provided above the ground floor for a total of 4,350 square feet of open space; and
 - f. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet otherwise allowed by the [Q]R3-1-O zone and Westwood Community Multi-Family Specific Plan;
4. Approve with Conditions, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a new six-story, maximum 67 feet in height, and twenty-nine unit apartment building over two levels of subterranean parking containing 47 automobile stalls;
5. Adopt the Conditions of Approval; and

6. Adopt the Findings.

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

Moved: Millman
Second: Khorsand
Ayes: Leung, Lopez-Ledesma, Mack
Absent: Ambroz, Choe, Perlman

VOTE: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 3:18 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED

CITY OF LOS ANGELES

DEC 17 2020

CITY PLANNING DEPARTMENT
COMMISSION OFFICE