

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 19, 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 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 López-Ledesma, Karen Mack 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, Arthi Varma, Deputy Director and Donna Wong, Deputy City Attorney. Commission Office staff participation included, Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Jennifer Edwards, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Matthew Glesne, Senior City Planner to present on Housing Updates.
- Lisa M. Webber, Deputy Director, presented on the Direction to Staff for Reporting of City Council Actions Regarding Project Entitlements.

Commissioner Millman moved to request that the City Planning Department Staff compile a monthly report on City Council Actions regarding project entitlements. Commissioner Ambroz seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no speakers during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5a
(Consent Calendar)

CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP

CEQA: ENV-2020-88-SCPE

Plan Area: Central City

Related Case: VTT-82988-HCA

Council District: 14 – De León

Last Day to Act: 12-23-20

PUBLIC HEARING – Completed August 27, 2020

PROJECT SITE: 412 – 426 Crocker Street; 411 – 425 Towne Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Deborah Kahen, Senior City Planner representing the Department.

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 one existing vacant manufacturing building, and the construction, use and maintenance of a seven story, 178,200 square-foot mixed-use building with 175 dwelling units, including nine units restricted to Extremely Low Income Households, 146 dwelling units restricted to Very Low Income Households, 18 units restricted to Low Income Households and two market rate manager's units, and 8,691 square feet of commercial space on a 35,750 square-foot site. The building will be constructed with ground floor commercial, and six levels of residential units, over one level of subterranean parking for a total building height of 87 feet, and a Floor Area Ratio (FAR) of 4.99:1. The Project includes 86 studio units, 60 one-bedroom units and 29 two-bedroom units. The Project will provide 29 vehicular parking spaces, 125 bicycle parking spaces, and 7,291 square feet of open space.

1. Determine, that the Project is exempt from the California Environmental Quality Act (CEQA) as a Sustainable Communities Project (SCP), Case No. ENV-2020-88-SCPE, pursuant to Public Resources Code (PRC) 21155.1. A subsequent public hearing will be held by the City Council on this SCP Exemption determination after completion of the appeal period, if no appeal is filed, or after the appeal is filed and the land use approval is upheld (in whole or in part). The Commission's action will

not be final and the Project approval effective until the City Council has held a public hearing and adopted findings pursuant to PRC 21155.1 and approved the SCPE Exemption;

2. Approve and Recommend, that the Mayor and City Council adopt, pursuant to the Los Angeles City Charter 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change on the Project Site from M2-2D to [T][Q]C2-4D, consistent with the recommended General Plan Amendment, and approve three Developer Incentives to permit:
 - a. A 60 percent reduction in the overall required open space;
 - b. A 35 percent interior common open space to be provided toward the total Open Space requirement in lieu of 25 percent; and
 - c. No parking space be required for units set aside at the Extremely Low and Very Low Income levels as determined by the California Department of Housing and Community Development (HCD) or the U.S. Department of Housing and Urban Development (HUD);
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project with 175 residential dwelling units and 8,691 square feet of commercial floor area;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated November 16, 2020; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

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 – De León

Last Day to Act: 08-27-20

Continued from: 03-12-20

05-14-20

06-25-20

08-27-20

PUBLIC HEARING – Completed January 15, 2020

PROJECT SITE: 1033 – 1057 South Olive Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Jason McCreia, Planning Assistant, Milena Zasadzien, Senior City Planner and Luci Ibarra, Principal City Planner representing the Department.

MOTION:

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

CPC-2016-4616-GPAJ-VZCJ

CEQA: ENV-2016-4617-MND

Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 – Martinez

Last Day to Act: 11-20-20

PUBLIC HEARING – Completed July 31, 2020

PROJECT SITE: 9701 – 9707 North Vesper Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Christine Bustillos, Planning Assistant, Laura Frazin-Steele, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Athena Novak, representing the Applicant; and Max Podemski representing Councilmember Nury Martinez.

MOTION:

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

Demolition of one duplex, and the construction, use, and maintenance of a three-story, maximum 35-feet in height, 36-unit mixed use building. The Project will consist of 1,060 square feet of ground floor commercial space and residential and commercial parking and two stories (37,680 square feet) of residential above, totaling 66,760 square feet on a 32,675 square foot lot. The Project will provide two one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units. The Project will set aside three units for Very Low Income Households and two units for Extremely Low Income Households as required by LAMC Section 11.5.11 (Measure JJJ). A total of 71 vehicle parking spaces will be provided, including 65 residential and six commercial. A total of 46 bicycle parking spaces will also be provided, including 40 long-term spaces and six short-term spaces. Vehicular access to the site will be from one driveway on Van Nuys Place to the north and one driveway on Vesper Avenue to the east. The Project will provide 3,872 square feet of landscaping and 6,690 square feet of open space, including a 2,865 square foot rear yard with a tot lot, 3,690 square foot courtyard, 365 square foot gym, and 600 square foot recreation room. There are 10 non-protected trees proposed for removal.

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-2016-4617-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 and Recommend, that the City Council adopt, pursuant to the Los Angeles City Charter Section 556 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan change the land use designation of the site from Low Medium I Residential to Neighborhood Commercial;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change from [T][Q]RD3-1 to (T)(Q)C1-1, subject to the attached Conditions of Approval;

4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 8

CPC-2019-4992-CPIOA-ZAD-SPR-WDI

CEQA: ENV-2008-478-EIR; Addendum

Plan Area: West Adams - Baldwin Hills - Leimert

Council District: 10 – Wesson

Last Day to Act: 02-04-21

PUBLIC HEARING – Completed September 15, 2020

PROJECT SITE: 5860 Jefferson Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Sergio Ibarra, City Planner, Kyle Winston, Planning Assistant and Michelle Singh, Senior City Planner representing the Department; Francis Park, representing the Applicant; and Elizabeth Carlin representing Councilmember Herb Wesson.

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:

Redevelopment of a portion of the Project site by replacing the existing surface parking area with an approximately 344,947 square foot office building that is approximately 320 feet (22 stories) in height. Approximately 908 vehicle parking spaces would be provided in four subterranean parking levels and limited surface parking, and the 5850 Project would also include approximately 104 bicycle parking spaces (including 69 long-term bicycle parking spaces and 35 short-term bicycle parking spaces). The existing approximately 49,877 square foot media production building would remain on-site. Upon completion, the Project Site would include approximately 394,824 square feet of floor area.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, certified on June 29, 2016; and pursuant to CEQA Guidelines, Sections 15164 and the Addendum, dated August 2020, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;
2. Approve and Recommend that City Council adopt, pursuant to Sections 12.32 and 13.14 of the Los Angeles Municipal Code (LAMC), an amendment to the West Adams CPIO, to amend provisions applicable to Parcel E only to:
 - a. Allow a maximum building height of 320 feet in lieu of the otherwise allowed 75 feet per CPIO Section V-2(A)(1)(c);
 - b. Allow a maximum individual floor height of up to 37 feet and with atrium space up to 52 feet in height in lieu of the otherwise allowed 14 feet and 25 feet, respectively per CPIO Section V-2(A)(1)(e);
 - c. Prohibit off-site and digital signage as well as billboards; and
3. Approve, pursuant to LAMC Section 12.24 X.22, a Zoning Administrator Determination regarding transitional height to exceed the height limit of 61 feet within 100 to 199 feet of an OS Zone;

4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the addition of over 50,000 square feet of non-residential floor area;
5. Approve, pursuant to LAMC Section 12.37.I.2.b, a Waiver of Dedication and Improvement to utilize the 10-foot dedicated area for three feet of additional sidewalk to complete a 10 foot sidewalk and seven feet of additional landscaping as part of the Project;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated November 19, 2020; and
7. Adopt the Findings.

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

Moved: Ambroz

Second: Leung

Ayes: Choe, Khorsand, López-Ledesma, Mack, Millman, Perlman

Vote: 8 – 0

MOTION PASSED

ITEM NO. 9

CPC-2020-4095-ZV-CU-SPR

CEQA: ENV-2020-4096-CE

Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 01-04-21

PUBLIC HEARING – Completed October 21, 2020

PROJECT SITE: 1608 – 1636 West Pico Boulevard; 1321 – 1331 South Union Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Alexander Truong, City Planning Associate, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Jack Reuben, representing the Applicant; and Luis Gonzalez representing Councilmember Gil Cedillo.

At approximately 11:50 a.m. Commission President Millman announced that Commissioner Mack left the zoom webinar/teleconference meeting.

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 of an existing commercial building for the operation of two charter elementary schools (Grades K-4) totaling 53,262 square feet of floor area with a combined maximum enrollment of 1,000 students. The building will include 38 classrooms, a multi-purpose room, administrative office, and an open play area on the second level. Required parking will be provided in an adjacent surface parking lot located at 1321 – 1331 South Union Avenue.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Sections 15301(Class 1) and 15332 (Class 32), 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 12.27 B of the Los Angeles Municipal Code (LAMC), a Zone Variance

to allow off-site parking to be located across the alley at 1321 – 1331 South Union Avenue in lieu of on-site parking as required by LAMC Section 12.21 A.4(f);

3. Approve, pursuant to LAMC Section 12.24 U.24, a Conditional Use Permit for the construction, use, and maintenance of two charter elementary schools (grades K-4);
4. Approve, pursuant to LAMC Section 12.24 F, a Conditional Use Permit for the construction, use, and maintenance of two charter elementary schools (grades K-4) with deviations in height and area requirements, as follows:
 - a. A one-foot, 1.5-inch front yard setback; and
 - b. To maintain the existing side and rear yard setbacks;
5. Approve, pursuant to LAMC Section 12.24 W.37 a Conditional Use Permit to maintain the existing public parking areas in the R Zone;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a change of use which results in a net increase of 1,000 or more average daily vehicle trips;
7. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated November 16, 2020; and
8. Adopt the Findings.

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

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

Vote: 6 – 1

MOTION PASSED

ITEM NO. 10

DIR-2019-7519-TOC-1A
CEQA: ENV-2019-7520-CE
Plan Area: Westlake

Council District: 13 – O' Farrell
Last Day to Act: 11-19-20

PUBLIC HEARING HELD

PROJECT SITE: 1614 – 1626 West Temple Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Michelle Carter, City Planning Associate, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Aaron Green, representing the Applicant; Miguel Siquieros, Appellant # 1, Stephen Allen and Steve Smith, representing Appellant # 2, Jordan Simsson, representing Appellant # 3 and # 5 and Arnulfo Rodriguez Perez, Appellant # 4.

At approximately 1:23 p.m. Commission President Millman recessed the meeting. The meeting reconvened at 1:32 p.m. with Commissioners Ambroz, Choe, Khorsand, Leung, López-Ledesma and Perlman in attendance.

At approximately 2:00 p.m. Commission President Millman announced that Commissioner Choe left the zoom webinar/teleconference meeting.

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:

Construction, use, and maintenance of a new, six-story, 47,000 square foot mixed-use building with 72 dwelling units, including seven dwelling units set aside for Extremely Low Income Households (or nine percent of the proposed density) and with 700 square feet of commercial space. The building will be constructed with five residential levels above one ground level of parking and commercial use and one level of subterranean parking. The Project will provide a total of 72 automobile parking spaces, eight short-term and 58 long-term bicycle parking spaces. The Project includes 72 one-bedroom units, and a total of 5,794 square feet of open space for residents.

1. Determine, that based on the whole of the administrative record that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 19, Class 32 of the CEQA Guidelines, 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 19, 2020;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 60 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 2 project with a total of 72 dwelling units, including seven dwelling units reserved for Extremely Low Income (ELI) Households occupancy for a period of 55 years, along with two Additional Incentives;
 - a. Setback. To permit the use of any or all the yard requirements for the RAS3 Zone in lieu of the C2-1 Zone; and
 - b. Open Space. To permit a 20 percent reduction in the required open space;
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, López-Ledesma, Perlman
Absent: Choe, Mack

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 2:23 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 17 2020

CITY PLANNING DEPARTMENT
COMMISSION OFFICE
November 19, 2020

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission