

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 11, 2021
(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 Caroline Choe and Commissioners, David H. Ambroz, Helen Leung, Yvette López-Ledesma, Karen Mack and Dana Perlman.

Commissioner Ajay Relan was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber and Shana M. M. Bonstin, Deputy Director's and Amy Brothers, Deputy City Attorney. Commission Office staff participation included, Cecilia Lamas, Commission Executive Assistant, Jennifer Edwards and Diego Vasquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Lisa Webber, Deputy Director to present an update regarding the Los Angeles City Planning Report on City Council Actions for Entitlement Cases Considered by the City Planning Commission.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no Commission requests.
- Minutes of Meeting January 14, 2021 for both regular and special 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.

Commission President Millman re-opened item no. 03 to allow public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5a
(Consent Calendar)

There were no items on the Consent Calendar.

ITEM NO. 6

CPC-2020-1723-CU-DB-HCA

CEQA: ENV- 2020-1724-CE

Plan Area: West Adams – Baldwin Hills – Leimert Park

Council District: 10 – Ridley Thomas

Last Day to Act: 02-11-21

PUBLIC HEARING – Completed October 7, 2020

PROJECT SITE: 2241 South Clyde Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Jessica Jimenez, City Planning Associate, Jojo Pewsawang, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Boaz Miodovsky, representing the Applicant.

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 an existing three-unit multi-family residence and accessory structures and the construction, use, and maintenance of a new five-story 56-foot high multi-family residential development consisting of 22 units with four units reserved for Very Low Income Households. The Project will provide 30 automobile parking spaces through at-grade parking.

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, 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 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 22 dwelling units, of which four will be set aside for Very Low Income Households, with vehicular parking provided pursuant to Assembly Bill 744, with the following incentives:
 - a. An on-menu incentive to allow a front yard of 12 feet in depth in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.09 B.1;
 - b. An on-menu incentive to allow a southerly side yard of 5 feet in depth in lieu of the otherwise required 7 feet pursuant to LAMC Section 12.09 B.3;
 - c. An on-menu incentive to allow a maximum height of 56 feet in lieu of the otherwise permitted 45 feet pursuant LAMC Section 12.21.1;
3. Approve, pursuant to LAMC Section 12.24 U.26, 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;

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

Commissioner López-Ledesma seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 9:34 a.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

MAR 11 2021

CITY PLANNING DEPARTMENT
COMMISSION OFFICE