

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 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, Jenna Hornstock, 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, Arthi Varma, Lisa M. Webber and Shana M. M. Bonstin, Deputy Director's 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, introduced Ken Bernstein, Principal City Planner and Michelle Levy, City Planner to present an update regarding Citywide Design Guidelines - Yearly status report.
- Amy Brothers, Deputy City Attorney, had no report.
- The Commission requested a timer for public comment on all agenda items.

One speaker addressed the Commission during the Director's Report.

- Minutes of Meeting:
Commissioner Perlman moved to approve the Minutes of Meetings February 11, 2021. Commissioner López-Ledesma seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

The Minutes of Meeting February 25, 2021 were postponed due to corrections.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations. One speaker addressed the Commission.

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.

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

ITEM NO. 5a
(Consent Calendar)

CPC-2019-5778-DB-DRB-SPP

CEQA: ENV-2019-5779-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 8 – Harris-Dawson

Last Day to Act: 03-11-21

PUBLIC HEARING – Completed January 29, 2021

PROJECT SITE: 3600 – 3610 West Stocker Street;
4201 – 4215 ½ South Crenshaw Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Kyle Winston, Planning Assistant, Sergio Ibarra, City Planner and Michelle Singh, Senior City Planner representing the Department.

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:

To redevelop the Project Site by demolishing two existing one-story commercial buildings and construction of a new six-story, 70-foot mixed use building with 51,444 square feet of floor area including 64 dwelling units (32 studios, 28 one-bedrooms and four two-bedrooms) with six units set aside for Very Low Income households, 5,000 square feet of commercial space, 45 parking spaces and 60 bicycle parking spaces.

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 64 dwelling units, including 6 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following two Off-Menu Incentives:

- a. A Floor Area Ratio of 2.76 in lieu of 1.5:1 as otherwise permitted in the C1.5-1-SP zone; and
- b. A 22-foot increase in the maximum building height to allow 70 feet in lieu of 48 feet otherwise permitted in the Crenshaw Corridor Specific Plan Section 9.F.
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), a review of the following Waiver of Development Standards:
 - a. A 20 percent reduction in open space to allow 5,885 square feet of open space in lieu of the 6,500 square feet otherwise required by LAMC Section 12.21.G;
 - b. A zero-foot front yard in lieu of 10 feet required by the C1.5-1-SP Zone;
 - c. A zero-foot side yard in lieu of 9 feet required by the C1.5-1-SP Zone; and
 - d. A zero-foot rear yard in lieu of 18 feet required by the C1.5-1-SP Zone;
4. Approve, pursuant to LAMC Sections 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. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 6

CPC-2020-4418-CU-F

CEQA: ENV-2020-4419-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Krekorian

Last Day to Act: 03-21-21

PUBLIC HEARING – Completed January 5, 2021

PROJECT SITE: 14203 West Valerio Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Trevor Martin, Planning Assistant, Esther Ahn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Carrie Wagner and Jack Reubens, representing the Applicant; and Karo Torossian representing Councilmember Krekorian.

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 an existing single-family dwelling and accessory structures, and the construction, use, and maintenance of a new public charter middle school campus with a maximum enrollment of 330 students in Grades 6 through 8. Project improvements include: a new two-story, approximately 23,157 square foot building, with a maximum height of 24 feet three inches; an outdoor athletic field and running track; an outdoor lunch pavilion; and a surface parking lot with 38 vehicular parking spaces and a designated drop-off/pick-up area for students. The Project will additionally provide a total of 70 bicycle parking stalls: 68 short-term; and two long-term parking stalls. Proposed hours of operation are from 7:00 a.m. through 6:30 p.m., Monday through Friday, with a limited number of special events annually extending beyond these hours.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA

pursuant to State CEQA Guidelines, Section 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 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the construction, use, and maintenance of a new public charter middle school (Grades 6 through 8) in the R1 Zone;
3. Approve, pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow a fence with a maximum height of eight feet in the front yard setback, in lieu of the maximum height of three feet six inches otherwise required in the R1 Zone pursuant to LAMC Section 12.22 C.20(f)(2);
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated March 9, 2021; and
5. Adopt the Findings.

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

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

Vote: 8 – 0

ITEM NO. 7

DIR-2020-3348-TOC-SPR-HCA-1A

CEQA: ENV-2020-3349-CE

Plan Area: Hollywood

Council District: 4 – Raman
Last Day to Act: 04-20-21

PUBLIC HEARING HELD

PROJECT SITE: 7901 – 7907 West Sunset Boulevard;
1501 – 1513 North Fairfax Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

David Woon, Planning Assistant, Jojo Pewsewang, City Planner and Heather Bleemers, Senior City Planner representing the Department; Ryan Leaderman, representing the Applicant; and James Wiser and Rick Morales, Appellants.

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 existing structures and the construction, use, and maintenance of a seven-story, 62-unit residential-commercial building, inclusive of five units reserved for Extremely Low Income households and 6,452 square feet of ground floor commercial floor area. The proposed building will encompass approximately 57,241 square-feet of floor area, resulting in a FAR of 2.75 to 1, and rise to a maximum height of 97 feet and six inches. Parking accommodations include 82 automobile parking spaces (47 spaces dedicated for the residential units located on the subterranean and first floor and 35 parking spaces dedicated for the project's commercial uses) and 11 short-term and 56 long-term bicycle parking stalls.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, 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 the Planning Director's Determination dated February 4, 2021;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 17 percent increase in density consistent with the provisions of the Transit Oriented Communities

Affordable Housing Incentive Program along with the following incentives for a qualifying Tier 3 project electing Tier 1 incentives totaling 62 dwelling units, reserving five units as affordable housing units for Extremely Low Income (ELI) Household occupancy for a period of 55 years;

- a. Residential Density. A 17 percent increase in density for a total of 62 dwelling units in lieu of the maximum 53 dwelling units otherwise permitted in the C4-1 D Zone;
 - b. A FAR of 2.75 to 1 in lieu of the permitted 1 to 1 FAR;
 - c. Parking. A maximum of 0.5 parking spaces per bedroom for the residential use of the project and a 10 percent reduction for the commercial use;
 - d. Yards/Setbacks. Utilization of the westerly rear and northerly side yard requirements of the RAS3 Zone for a project in a commercial zone; and
 - e. Transitional Height. Utilization of Tier 1 Transitional Height requirements in which the project's building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 or more restrictive residential zone;
3. Approve with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units;
 4. Adopt the Conditions of Approval; and
 5. Adopt the Findings.

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

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

Vote: 8 – 0

At approximately 12:33 p.m. President Millman announced Commissioner Perlman left the zoom webinar/teleconference meeting.

ITEM NO. 8

DIR-2018-4817-TOC-1A
CEQA: ENV-2018-4818-CE
Plan Area: Wilshire

Council District: 4 – Raman
Last Day to Act: 03-11-21

PUBLIC HEARING HELD

PROJECT SITE: 611 North Manhattan Place

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

James Harris, City Planning Associate, Griselda Gonzalez, City Planner, Deborah Kahen, Senior City Planner and Jane Choi, Principal City Planner representing the Department; Matthew Hayeden, representing the Applicant; and Jacqueline Wien, Appellant.

At approximately 12:45 p.m. Commission President Millman recessed the meeting. The meeting reconvened at 12:50 p.m. with Commissioners Choe, Ambroz, Hornstock, Leung, López-Ledesma and Mack in attendance.

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 the existing structures and street trees, and the construction, use and maintenance of a five-story, multi-family residential building containing 14 dwelling units, with two units restricted to Extremely Low Income Households. The building will be a maximum height of 56 feet, as measured from Grade to the top of roof, and contain 13,353 square feet of floor area with a floor area ratio (FAR) of 3.35:1. The unit mix will be comprised of one studio, three one-bedroom, eight two-bedroom, and two three-bedroom units. The Project proposes providing 11 automobile parking spaces and 14 long term bicycle parking spaces in a subterranean garage, and two short term bicycle parking spaces located in the front yard. The Project will provide a total of 1,805 square feet of open space including 250 square feet of private balconies, a 400 square foot recreation room, a 635 square foot rear yard, and a 520 square foot roof garden, and four 24-inch box trees. The protected Coast Live Oak tree on the adjoining property will be left on-site and protected during construction per the Protected Tree Report approved by Urban Forestry on August 19, 2019.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain, Planning Director's Determination dated December 22, 2020;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 14 dwelling units, reserving two units for Extremely Low Income Household occupancy for a period of 55 years, with the following Additional Incentives:
 - a. Yard Setback. A front yard setback that is the average of the front yards of the adjoining buildings in lieu of the 28 feet as required by Ordinance 89,358, and a two-foot reduction in the northerly side yard setback to permit a minimum of six feet in lieu of the minimum eight feet as otherwise required by LAMC Section 12.10 C.2; and
 - b. Height. An 11-foot increase in the building height, permitting 56 feet in lieu of the otherwise permitted 45 feet in the R3-1 Zone by LAMC Section 12.21.1;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

ADOPTED
CITY OF LOS ANGELES

MAR 25 2021

CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business before the Commission, President Millman adjourned the meeting at 1:19 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