

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 25, 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 Vice President Caroline Choe called the regular meeting to order at 8:30 a.m. with Commissioners, David H. Ambroz, Jenna Hornstock, Helen Leung, Yvette López-Ledesma, Dana Perlman and Ajay Relan.

Commissioners Samantha Millman and Karen Mack were 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 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, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- Commissioner Ambroz made a request to change the agenda order due to time constraints for public comment.
- Minutes of Meeting:
Commissioner Perlman moved to approve the Minutes of Meetings January 14, 2021, January 14, 2021 (Special Meeting) and January 28, 2021. Commissioner Relan seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 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.

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

ITEM NO. 5a
(Consent Calendar)

CPC-2019-6799-CU-WDI

CEQA: ENV-2020-6800-CE

Plan Area: Westchester – Playa Del Rey

Council District: 11 – Bonin

Last Day to Act: 02-25-21

PUBLIC HEARING – Completed January 19, 2021

PROJECT SITE: 5200 West 83rd Street (5200 – 5250 West 83rd Street)

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Jordann Turner, City Planner and Juliet Oh, Senior City Planner representing the Department.

MOTION:

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

Tenant improvements in conjunction with the conversion of an existing 8,225 square-foot two-story office and warehouse into a private school (Sterling West) serving grades 3 through 12 with a maximum enrollment of 25 students. The school will have nine classrooms, a multi-purpose/lunch area, an indoor recreation room/gym, a teacher's lounge, administrative offices, and a student store. The existing surface parking lot will be restriped with 10 parking spaces and improved landscaping. There will be approximately 20 bicycle parking stalls installed. No additional floor area is proposed.

1. Determine, based on the whole of the administrative record, that 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 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the operation of a private charter school in the M2-1 Zone;

3. Approve, pursuant to LAMC Section 12.24 S, a Conditional Use to allow changes to the parking requirements not to exceed 20 percent of the requirements otherwise prescribed by the LAMC;
4. Approve, pursuant LAMC Section 12.37 I, a Waiver of Dedication to waive the required dedication of three feet along 83rd Street;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Commission Vice President Choe announced item no. 10 would be taken out of order.

ITEM NO. 10

CPC-2015-3059-CA

CEQA:

Plan Area: Citywide

Council District: ALL

Last Day to Act: 05-17-21

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Andrew Pennington, Planning Assistant, Hagu Solomon-Cary, Senior City Planner representing the Department.

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:

Comprehensive revision and consolidation of Citywide sign regulations into one section within the City's Zoning Code aimed at updating the existing regulations and processes for both on-site and off-site signs in response to instructions adopted by Council in 2019 and building on the 2017 version of the proposed Ordinance.

1. Disapprove the Version C of the proposed Citywide Sign Ordinance drafted in response to City Council instructions adopted September 25, 2019;
2. Approve and Recommend that the City Council adopt the Version B+ of the proposed Citywide Sign Ordinance, as originally adopted by the City Planning Commission on October 22, 2015, with amendments to restrict the operations of any new sign with a digital display to 7:00 a.m. to 12:00 a.m., and incorporate a community benefit program as a requirement for the establishment of a sign district;
3. Recommend that the City Council direct staff to prepare an Initial Study to assess the effect of the proposed ordinance on the environment;
4. Adopt the staff report as the Commission's report on the subject; and
5. Adopt the Findings, as amended by the Commission, including Staff's Technical Modification dated February 25, 2021.

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

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

Vote: 7 – 0

MOTION PASSED

At approximately 11:59 a.m. Commission Vice President Choe announced Commissioner Mack joined the zoom webinar/teleconference meeting.

Commissioner Hornstock confirmed for the record that she had listened to the audio from the meeting of January 28, 2021 for item no. 6.

ITEM NO. 6

CPC-2020-0595-DB-CU

CEQA: ENV-2020-0597-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 02-27-21

Continued from: 01-28-21

PUBLIC HEARING – Completed December 14, 2020

PROJECT SITE: 1432 – 1434 South Beverly Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Alex Truong, City Planning Associate, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Gary Benjamin, representing the Applicant.

MOTION:

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

Demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot, 13-unit apartment building reserving two units for Very Low Income Households. The Project will include 22 parking spaces between an at-grade and subterranean level.

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. Disapprove and deny, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a Housing Development Project in which the density increase (57.5 percent) is greater than the maximum permitted by LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus for a Housing Development with a total of 13 units (with two units – 11 percent of the base density set aside for Very Low Income Households) in lieu of the base density of nine units, along with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Incentive to permit a 22 percent increase in Floor Area Ratio (FAR) from 3:1 to 3.65:1;
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), the following Off-Menu Incentives:
 - i. to permit a 22-foot height increase from 45 feet to 67 feet; and
 - ii. to permit a 30 percent side yard reduction from nine feet to six feet, four inches;

- c. Pursuant to LAMC Sections 12.22 A.25(g)(3), the following Off-Menu Waivers of Development Standards:
 - i. to permit a reduction in the number of parking spaces from 23 to 22 spaces;
 - ii. to permit a reduction in the number of guest parking spaces from four to zero spaces; and
 - iii. to permit open space provided above the first habitable room level;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings, as amended by the Commission.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

CPC-2007-3888-CU-ZV-SPR-PA1-1A

CEQA: ENV-2020-2426-CE

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Martinez

Last Day to Act: 02-25-21

PUBLIC HEARING HELD

PROJECT SITE: 9227 North Tujunga Avenue; 9055 – 9351 North Tujunga Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Esther Ahn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Dana Sayles and Sara Houghton, representing the Applicant; and Nicolas Brown, representing the Appellant.

MOTION:

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

An approval of plans to modify conditions related to improvements associated with Peoria Street and Tujunga Avenue which will no longer be relevant once those portions of the street are vacated. Currently, these portions of the streets are not being used for traffic or circulation, and rather have been the site of illegal dumping activity and truck idling. Modification of these conditions would allow the Applicant to proceed with all previously approved conditions and receive a final Certificate of Occupancy to complete the project as intended. There are no other changes to the previously approved project.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, 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 on behalf of the City Planning Commission dated August 12, 2020;
3. Approve, pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC), a Plan Approval application for the Determination of Condition Compliance in accordance with Condition No. A.17.g. of Case No. CPC-2007-3888-CU-ZV-SPR, and find that the use and operating requirements for vehicle replacement and retrofitting (as noted on Condition No. 16.d) have been fully complied with;

4. Conditionally Approve, pursuant to LAMC Section 12.24 M, plans to permit a Recycling Materials Sorting Facility in the M2-1-G, M3-1-G, [T][Q]M2-1-G, [T][Q]M3-1-G Zones in relation to the temporary closure and future vacation of Peoria Street and Tujunga Avenue;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 8

DIR-2019-4821-TOC-1A

CEQA: ENV-2019-4822-CE
Plan Area: Wilshire

Council District: 5 – Koretz
Last Day to Act: 02-25-21

PUBLIC HEARING HELD

PROJECT SITE: 412 – 418 South Robertson Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Chi Dang, City Planning Associate, Griselda Gonzalez, City Planner, Deborah Kahen, Senior City Planner and Jane Choi, Principal City Planner representing the Department; Daniel Ahadian, representing the Applicant; and Leon Smith, Appellant.

At approximately 1:30 p.m. Vice President Choe announced Commissioner Relan left the zoom webinar/teleconference meeting.

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:

Demolition of an existing one-story commercial building for the construction, use, and maintenance of a four-story mixed-use structure over three levels of subterranean parking. The Project proposes a total of 38 apartment units, including four units reserved for Extremely Low-Income Households, and 34 market-rate units. The unit mix will consist of 34 studio units, three one-bedroom units, and one two-bedroom unit. The building will be a maximum of 56 feet in height, measured from the grade to the top of the parapet. The proposed building will contain approximately 17,033 square feet of residential floor area and 4,078 commercial floor area for a total floor area of 21,111 square feet, with a floor area ratio (FAR) of 2.74:1. The Project proposes to provide 28 residential vehicular parking spaces and 18 commercial vehicular parking spaces located within the ground floor and two subterranean levels. The Project also proposes 36 long-term bicycle parking spaces at the mezzanine level and five short-term bicycle parking spaces in the public right-of-way at the street level along Robertson Boulevard. The Project will provide a total of 3,077 square feet of open space, in lieu of the 3,825 square feet as otherwise required according LAMC Section 12.21 G. The 3,077 square feet of open space is located on the rooftop deck.

1. Determine, that based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban In-Fill Development) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny in part; approve in part and sustain the Planning Director's Determination dated September 18, 2020;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 1 project, totaling 38 dwelling units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years, with the following Additional Incentives:
 - a. Height. An 11-foot increase in the building height, permitting 56 feet in lieu of the maximum permitted three stories and height of 45 feet per the [Q]C2-1VL-O Zone;
 - b. Side Yard Setback. A reduction to the southerly side yard setback to permit five feet, in lieu of the minimum seven feet as otherwise required in the [Q]C2-1VL-O Zone; and
 - c. Open Space. A 20 percent reduction in the usable open space to require a minimum of 3,060 square feet in lieu of the minimum 3,825 square feet as otherwise required by LAMC Section 12.21 G.2;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9

CPC-2019-7393-CA

CEQA: ENV-2019-7394-ND

Plan Area: Brentwood – Pacific Palisades; Venice;
Palms – Mar Vista – Del Rey; Westchester – Playa Del Rey;
San Pedro; Wilmington – Harbor City

Council District: 11 – Bonin; 15 – Buscaino

Last Day to Act: N/A

PUBLIC HEARING – Completed July 8, 2020

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Susan Wong, City Planner, Christine Saponara, Senior City Planner and Haydee Urita-López, Principal City Planner representing the Department.

MOTION:

Commissioner Perlman moved to continue the item to a date certain of May 13, 2021. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

There being no further business before the Commission, Vice President Choe adjourned the meeting at 3:39 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

MAY 13 2021

CITY PLANNING DEPARTMENT
COMMISSION OFFICE