

LOS ANGELES CITY PLANNING COMMISSION
UNOFFICIAL MINUTES
THURSDAY, JUNE 24, 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 Renee Dake-Wilson, Jenna Hornstock, Helen Leung, Karen Mack and Dana Perlman.

Commissioner Yvette López-Ledesma was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Shana M. M. Bonstin and Arthi Varma, Deputy Directors and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Irene Gonzalez, Commission Office Manager, Jennifer Edwards, 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, provided an update report on City Council Actions for Entitlement Cases Considered by the City Planning Commission.
- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Perlman moved to approve the Minutes of Meetings May 13, 2021, May 27, 2021 and June 10, 2021. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Dake-Wilson, Hornstock, Leung, Mack, Millman
Absent: López-Ledesma

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

DIR-2020-6681-TOC-SPR-HCA-1A

CEQA: ENV-2020-6682-CE

Plan Area: Wilshire

Council District: 10 – Ridley-Thomas

PUBLIC HEARING HELD

PROJECT SITE: 3751 West 6th Street and 547 – 551 South Harvard Boulevard

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; and Allen Park, representing the Applicant.

MOTION:

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

Demolition of a 16,859 square foot post office building, surface parking, and removal of two non-protected street trees, and for the construction of a seven-story, mixed-use building. The Project will provide 150 dwelling units, reserving 15 dwelling units for Extremely Low Income Households. The building will have a maximum height of 100 feet, contain approximately 171,104 square feet of floor area, including 12,906 square feet of ground floor commercial retail space, and a Floor Area Ratio (FAR) of 5.22:1 averaged across all lots. The Project will provide a minimum of 173 residential and 19 commercial automobile parking spaces at grade and in two subterranean parking levels, a minimum of 100 residential and six commercial long term bicycle parking spaces and 10 residential and six commercial short term bicycle parking spaces. The Project will provide 13,203 square feet of open space including 3,150 square feet of

private decks, a 3,327 square foot courtyard, a 5,265 square foot roof deck, and 1,461 square foot fitness room. The Project is providing 2,248 square feet of landscaping and thirty-eight 24-inch box trees. The Project will export approximately 40,000 cubic yards of earth.

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 the Planning Director's Determination dated April 8, 2021;
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 150 dwelling units, reserving 15 units for Extremely Low Income Household occupancy for a period of 55 years, with the following Additional Incentives:
 - a. Yard Setbacks. A 30 percent reduction in the rear yard setback to permit a minimum of 13.3 feet for the residential portion of the project in the R4 Zone in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3;
 - b. Open Space. A 25 percent reduction in the usable open space, to permit a minimum of 13,181 square feet in lieu of the otherwise required 17,575 square feet pursuant to LAMC Section 12.21 G.2; and
 - c. Averaging. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines Section VII.e;
4. Approve with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a seven-story, mixed-use building containing approximately 171,104 square feet of floor area, including 12,906 square feet of commercial retail space and 150 residential units, on an approximately 34,662 square-foot site. The Project will reserve 15 dwelling units for Extremely Low Income Households. The building will have a maximum height of 100 feet. The Project will provide a minimum of 173 residential and 19 commercial vehicular parking spaces in two levels of subterranean parking and at the first level. The Project will provide a minimum of 122 total bicycle parking spaces, 100 long term and 10 short term residential bicycle spaces, and six long term and six short term commercial bicycle spaces. The Project will provide 13,203 square feet of usable open space and thirty-eight 24-inch box trees. The Project will export approximately 40,000 cubic yards of excavated earth;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Hornstock
Second: Perlman
Ayes: Choe, Dake-Wilson, Leung, Mack, Millman
Absent: López-Ledesma

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7

TOPIC: How Structural Racism Impacts the Land Use and Planning Process

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Jordan Hallman, Planning Assistant, Cameron Phillips, Planning Assistant and Faisal Roble, Principal City Planner representing the Department; Anna Vidal, City Planner, provided translation in Spanish; and Julia Nelson on behalf of GARE.

At approximately 10:33 a.m. Commission President Millman recessed the meeting. The meeting reconvened at 10:38 a.m. with Commissioners Choe, Dake-Wilson, Hornstock, Leung, Mack and Perlman in attendance.

At approximately 10:53 a.m. Commission President Millman announced Commissioner Perlman left the zoom webinar/teleconference meeting.

MOTION:

Commissioner Mack put forth a motion to continue Equity discussion to a date uncertain, with a friendly amendment from Commission President Millman to explore a common language on Equity and Anti-Racist Approach to Land Use and explore the possibility of obtaining outside guidance through a consultant. Commissioner Mack accepted the friendly amendment and the vote proceeded as follows:

Moved: Mack
Second: Millman
Ayes: Choe, Dake-Wilson, Hornstock, Leung
Absent: López-Ledesma, Perlman

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 12:46 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUL 22 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

Cecilia Lamas (Electronic Signature due to COVID-19)
Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission