

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, NOVEMBER 9, 2021
(Via Teleconference)

MINUTES OF THE CENTRAL LOS ANGELES AREA 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 “**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the South Los Angeles Area Planning Commission’s November 9, 2021 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Gold at 4:32 p.m. with Commissioners DelGado, Lawrence and Lindgren present. Commissioner Chung-Kim was absent.

Also in attendance were Deborah Kahen, Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Denise Otero, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commissioner Gold moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner DelGado seconded the motion and the vote proceeded as follows:

Moved: Gold
Second: DelGado
Ayes: Gold, Lawrence
Absent: Chung-Kim

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Director's Report:** Deborah Kahen, Senior City Planner, gave the following report:
 - On Tuesday, November 2nd, the Planning and Land Use Management Committee (PLUM) recommended for adoption the City's proposed 2019 through 2029 Housing Element along with targeted amendments to the safety and health element. Developed by Los Angeles City Planning alongside the Los Angeles Housing Department, the Housing Element identifies the City's housing needs and opportunities and establishes clear goals and objectives to inform the creation and implementation of the City's housing policy for 2021 through 2029. The safety element amendments will insure consistency in compliance with legislative mandates. The City will also make a targeted amendment to the plan for a healthy Los Angeles. To clarify the City's compliance the State requirements to address environmental justice to the general plan. Their actions to adopt the housing element, the PLUM Committee instructed the City Planning to report back on the methodology that would ensure equity which is at the core of future land use decisions which include all citywide community plan updates programs.
- **Advance Calendar:** Commissioner DelGado will be absent from the November 23, 2021 Commission meeting.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** The October 26, 2021 minutes were postponed until the next meeting of November 23, 2021.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

Two speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

Commission President Gold took Item No. 7 out of order

ITEM NO. 7

ZA-2019-7715-ELD-1A
CEQA: ENV-2019-7716-CE
Plan Area: Wilshire

Council District: 5 – Koretz
Last Day to Act: 08-30-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 843-847 South Sherbourne Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Charles Rausch, Associate Zoning Administrator representing the Department; Daniel Ahadian representing the Applicant; Jamie Hall representing the Appellant.

MOTION:

Commissioner Gold moved to extend the time and continue the item to a date certain of January 25, 2022. Commissioner Lawrence seconded the motion and the vote proceeded as follows:

Moved: Gold
Second: Lawrence
Ayes: DelGado, Lindgren
Absent: Chung-Kim

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

APCC-2020-3957-SPE-SPP-TOC-HCA
CEQA: ENV- 2020-3958-ND
Plan Area: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 11-10-21

PUBLIC HEARING HELD

PROJECT SITE: 1111 North Madison Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Jason Hernandez, City Planning Associate representing the Department; Armin Gharai, Applicant.

MOTION:

Commissioner Lindgren put forth the actions below in conjunction with the approval of the following project:

Demolition of a single-family dwelling and the construction, use, and maintenance of a new five-story with a partial subterranean level, 62-foot in height, 34-unit apartment building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan. The proposed Project would set aside four units (11 percent of the total 34 units and 11 percent of the base 27 units, respectively) as Extremely Low Income units. The Project will include eight residential parking spaces, 17 bicycle parking spaces, and 3,416 square feet of open space. The site is located on a 10,484.29 square-foot lot that would include 19,811 square feet of total floor area with a Floor Area Ratio (FAR) of 2.75:1. The Project will consist of 1,750 cubic yards of cut, 2,050 cubic yards of fill, 300 cubic yards of import, and zero cubic yards of export.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-3958-ND, as circulated on August 26, 2021 ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopt** the Negative Declaration;
2. **Approve**, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program consisting of Base Incentives and two additional incentives, which include a height increase to the maximum allowed transitional height; and the utilization of RAS3 side yards for a property within Tier 4 of the TOC;
3. **Approve**, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance to allow the after-the-fact demolition of a single-family dwelling and the construction, use, and maintenance of a new 34-unit apartment building, located within Subarea A of the SNAP;
4. **Approve**, pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception from Section 9.E of the Vermont/Western SNAP to allow the combination of four lots for a total of 10,690.75 square feet.
5. **Adopt** the Conditions of Approval; and
6. **Adopt** the Findings.

The motion was seconded Commissioner Gold and the vote proceeded as follows:

Moved: Lindgren
Second: Gold
Ayes: DelGado, Lawrence
Absent: Chung-Kim

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission President Gold adjourned the meeting at 5:44 p.m.

Ilissa Gold

Ilissa Gold, President
Central Los Angeles Area Planning Commission

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JAN 11 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**