LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, DECEMBER 9, 2021 REGULAR MEETING
(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 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 City Planning Commission's December 9, 2021 meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the meeting to order at 8:30 a.m. with Commission Vice-President Caroline Choe and Commissioners Helen Campbell, Jenna Hornstock, Helen Leung, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber and Arthi Varma, Deputy Directors, Donna Wong, Deputy City Attorney. Commission Office Staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Macros G. Godoy and Denise Chavez, Administrative Clerks.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Section 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), 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:
Commission Vice-President Choe 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 Campbell seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, spoke briefly regarding the Housing Element and introduced Lisa Webber, Deputy Director to discuss AB 361.

- Donna Wong, Deputy City Attorney, had no report.

- There were no Commission requests.

- Minutes of Meeting November 18, 2021, were postponed.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 7

CPC-2016-1103-MCUP-DB-SPR
CEQA: ENV-2020-4929-SCPE
Plan Area: Hollywood
Related Cases: DIR-2012-1467-DB-SPR

Council District: 13 – O'Farrell
**Last Day to Act: 12-09-21

PUBLIC HEARING – Completed October 6, 2021

PROJECT SITE: 4100 West Sunset Boulevard;
1071 – 1089 North Manzanita Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
William Lamborn, City Planner and Milena Zasadzien, Senior City Planner, representing the Department; and Dave Rand representing the Applicant.

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

Construction of a mixed-use project comprised of 91 residential units (including eight Very Low-Income units) and 10,000 square feet of commercial uses in a five-story building over four levels of subterranean parking on a 26,890 square foot (0.62 acre) lot. The Project Site is currently improved with a two-story commercial building and a surface parking lot, which would be demolished to permit the construction of the proposed Project. The proposed building would be approximately 89 feet in height and contain approximately 80,670 sf of floor area, resulting in a proposed floor area ratio (FAR) of 3:1.

1. Find, that based on the whole of the administrative record, the project is exempt from CEQA as a Sustainable Communities Project, pursuant to Public Resources Code, Section 21155.1, as determined by the City Council on May 19, 2021;
2. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 91 dwelling units in lieu of 68 dwelling units otherwise permitted (a 35 percent increase) by setting aside 11 percent (eight dwelling units) of the units for Very Low-Income Households for a period of 55 years, with the following requested Incentives and Waiver of Development Standards:
   a. An On-Menu Incentive to permit an FAR of 3:1 in lieu of the maximum 0.5:1 FAR;
   b. An Off-Menu Incentive to permit the use of Lot Area in lieu of Buildable Area for the purposes of calculating the floor area; and
   c. A Waiver of Development Standards to permit a 20 percent open space reduction, for a total required open space of 7,460 square feet in lieu of the 9,325 square feet otherwise required;
3. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to permit the on-site sale and dispensing of a full line of alcoholic beverages at up to three restaurant establishments;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates more than 50 dwelling units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 8

<u>CPC-2016-1104-DB-SPR</u> Council District: 13 – O'Farrell
CEQA: ENV-2020-4930-SCPE **Last Day to Act: 12-09-21
Plan Area: Silver Lake – Echo Park – Elysian Valley
Related Cases: VTT-74141; ZA-2012-1511-ZV-ZAA-DB-SPR

PUBLIC HEARING – Completed October 6, 2021

PROJECT SITE: 4301 – 4311 West Sunset Boulevard;
4300 – 4314 West Effie Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
William Lamborn, City Planner and Milena Zasadzien, Senior City Planner, representing the Department; and Dave Rand representing the Applicant.

MOTION:
Commissioner Dake Wilson moved to put forth the actions below in conjunction with approval of the following Project with modifications, if any, stated on the record:

Construction of a mixed-use project comprised of 108 residential units (including 10 Very Low-Income units), 4,500 square feet of fitness center uses and 999 square feet of restaurant uses in a four-story mixed-use building over two levels of subterranean parking, on a 36,206 square foot (0.83 acre) lot. The Project Site is currently improved with a motel, a vacant auto shop, one single-family residence, and two duplex residences, which would be demolished to permit the construction of the proposed Project. The proposed building would be up to 68 feet in height and contain up to 101,300 square feet of floor area, resulting in a Floor Area Ratio (FAR) of 3:1.

1. Determine, that based on the whole of the administrative record, the project is exempt from CEQA as a Sustainable Communities Project, pursuant to Public Resources Code, Section 21155.1, as determined by the City Council on May 26, 2021;
2. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus Compliance Review for a Housing Development Project totaling 108 dwelling units in lieu of 86 dwelling units otherwise permitted (a 25 percent increase) by reserving 11 percent (10 dwelling units) of the units for Very Low-Income Households for a period of 55 years, with the following requested Incentives and Waivers of Development Standards:
   a. An On-Menu Incentive to permit an averaging of floor area ratio, density, parking, and open space, and permitting vehicular access across zones;
   b. An On-Menu Incentive to permit a 3:1 FAR, in lieu of the 1.5:1 FAR otherwise required in the [Q]C2-1VL zoned portion of the site;
   c. A Waiver of Development Standard to permit a zero-foot side yard setback along Bates Avenue within the R4 zoned portion of the site in lieu of 7 feet otherwise required;
   d. A Waiver of Development Standard to permit a zero-foot rear yard setback along Effie Street within the R4 zoned portion of the site in lieu of 15 feet otherwise required; and
   e. A Waiver of Development Standard to permit an increase of 11 feet and one-story for a 68-foot building height with four stories, in lieu of the 57 feet and three stories otherwise permitted;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates more than 50 dwelling units;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commission Vice-President Choe seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

MOTION PASSED

At approximately 10:34 a.m. Commission President Millman recessed the meeting. The meeting re-convened at 10:39 a.m. with Commission Vice-President Choe and Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

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

ITEM NO. 10

<u>ADM-2021-3739-DB-HCA-1A</u>
CEQA: N/A
Plan Area: West Los Angeles

Council District: 11 – Bonin
**Last Day to Act: 12-10-21

PUBLIC HEARING HELD

PROJECT SITE: 1814 South Federal Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Esther Ahn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Matthew Hayden, representing the Applicant; and Jefferey Ota, Appellant.

MOTION:
Commission Vice-President Choe put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

Construction, use, and maintenance of a new four- to five-story, 56-foot-high apartment building containing 11 units, of which one unit will be set aside for Very Low-Income Household occupancy. The proposed building will encompass approximately 10,237 square feet in total building area resulting in a Floor Area Ratio (FAR) of 2.70:1. The Project proposes to provide 15 automobile parking spaces within a subterranean and an at-grade parking level. The Project will also provide a minimum of 11 long-term bicycle parking spaces and two short-term bicycle parking spaces.

1. Determine based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. Deny the appeal and sustain the Planning Director's determination dated July 30, 2021;
3. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, a ministerial review of Density Bonus Compliance, a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low-Income Households), for a project totaling 11 dwelling units, reserving one unit for Very Low-Income Household occupancy for a period of 55 years, along with the following two On-Menu Incentives for a qualifying project:
   a. Side Yard Setback. A maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of five feet eight inches in lieu of the otherwise required seven feet; and
   b. Height. An 11-foot increase in building height to permit a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted;

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

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 9

<u>CPC-2009-1718-CU-PA1</u>
CEQA: ENV-2019-2549-CE
Plan Area: Arleta – Pacoima

Council District: 7 – Rodríguez
**Last Day to Act: 12-23-21

PUBLIC HEARING – Completed July 12, 2021

PROJECT SITE: 12546 and 12550 Van Nuys Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Kora McNaughton, City Planning Associate, Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; and David Moss, representing the Applicant.

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

Continued use and operation of a public charter school with a Conditional Use Permit, with modifications to certain conditions of approval including allowing student drop-off and pick-up on Van Nuys Boulevard, expanding grades served from 9-12 to 6-12, and allowing use of an outdoor basketball court.

1. Determine, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15301, Class 1, 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 M of the Los Angeles Municipal Code, a Plan Approval to permit the following modifications to the Conditions of Approval imposed under Case No. CPC-2009-1718-CU:
   a. Change the permitted use of the site from a “private school” to allow the operation of a private school or a public charter school and permit the serving of grades 6 through 12 in lieu of the current limitation of grades 9 through 12, maintaining the maximum enrollment at the current level of 350;
   b. Allow drop-off and pick-up of students to occur off-site on Van Nuys Boulevard adjacent to the school, rather than limiting drop-off and pick-up to on-site as set forth in the CUP;
   c. Increase the permitted number of staff and faculty from 30 to 45;
   d. Allow the use of an existing outdoor basketball court for student recreational use;
   e. Increase the number of special events permitted on campus each year from three to 11, including one annual graduation ceremony and monthly open house events (September through June);
   f. Decrease the required number of vehicle parking spaces on site from 64 to 43;
   g. Allow the use of outdoor music, bells, and public address systems at volumes that preclude the annoyance of or harm to residential neighbors; and

h. Allow other minor adjustments to conditions;

3. Adopt the Conditions of Approval, as modified by the Commission; and
4. Adopt the Findings.

Commission President Millman seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 12:11 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
JAN 27 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE