

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, APRIL 23, 2020
(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 telephonically.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David H. Ambroz, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa M. Webber, Deputy Director, Shana M. M. Bonstin, Deputy Director, Tricia Keane, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office staff participation included, Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commission Office Manager, Marcos G. Godoy, Administrative Clerk and Jennifer Edwards, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, announced that the City Planning Department would resume Public and Commission hearings via teleconference. Due to Covid-19, the City Planning Department has implemented social distancing practices to ensure the safety of employees and the public. In doing so, ninety percent of Planning Staff is working from home.
- Donna Wong, Deputy City Attorney, had no report.
- There were no requests made by any of the Commissioners.
- Minutes of Meeting:
Commissioner Ambroz moved to approve the Minutes of Meeting March 12, 2020. Commissioner Millman seconded the motion and the vote proceeded as follows:

Moved: Ambroz
Second: Millman
Ayes: Choe, Khorsand, Leung, Mack, Perlman
Abstain: Mitchell

Vote: 7 – 0 – 1

The vote for the minutes of March 12, 2020 was re-opened to include Commissioner Padilla-Campos who was inadvertently left out during roll call.

Commissioner Ambroz moved to approve the Minutes of Meeting March 12, 2020. Commissioner Millman seconded the motion and the vote proceeded as follows:

Moved: Ambroz
Second: Millman
Ayes: Choe, Khorsand, Leung, Mack, Padilla-Campos, Perlman
Abstain: Mitchell

Vote: 8 – 0 – 1

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.

President Millman announced that item no. 5a on the Consent Calendar would be removed for a full presentation.

**ITEM NO. 5a
CONSENT CALENDAR**

CPC-2019-4908-DB-SPR

CEQA: ENV-2019-4909-CE

Plan Area: San Pedro

Council District: 15 – Buscaino

Last Day to Act: 06-30-20

Continued from: 03-12-20

PUBLIC HEARING – Completed January 21, 2020

PROJECT SITE: 1309 – 1331 South Pacific Avenue

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:

Construction of a four-story, 45-foot and five-inch tall residential building comprised of 102 dwelling units (including 12 Very Low Income units). The Project will be approximately 83,158 square feet in floor area with a Floor Area Ratio (FAR) of 2.65:1. The Project will provide 127 parking spaces in two subterranean levels. The site is currently improved with three vacant commercial structures, with 26 trees on the subject site and four trees along the public right-of-way, all of which will be removed to clear the lot. The Project will also involve the grading of approximately 2,500 cubic yards of soil.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, 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 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 102 dwelling units and reserving 15 percent of the base dwelling units, or 12 dwelling units, for Very Low Income Household occupancy for a period of 55 years, with the following three On- and Off- Menu Incentives:
 - a. A 2.65:1 FAR in lieu of the 1.5:1 otherwise permitted by the C2-1XL-CPIO Zone and San Pedro Community Plan Implementation Overlay (CPIO) Section IV-2.B;
 - b. A 20 percent reduction in the required open space, to allow 8,831 square feet in lieu of the 10,950 square feet otherwise required by LAMC Section 12.21 G; and
 - c. A 5-foot rear yard setback in lieu of the 16 feet otherwise required by the C2-1XL-CPIO Zone;
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), the following one Waiver of Development Standard:
 - a. A 45-foot and 5-inch building height in lieu of the 30 feet otherwise permitted by the C2-1XL-CPIO Zone and CPIO Section IV-2.A.2.
4. Approve, 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;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated April 23, 2020; and
6. Adopt the Findings.

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

Moved: Perlman

Second: Millman

Ayes: Ambroz, Choe, Khorsand, Leung, Mack, Mitchell, Padilla-Campos

Vote: 9 – 0

MOTION PASSED

ITEM NO. 6

CPC-2015-4557-MCUP-CUX-TDR-SPR-DD

CEQA: ENV-2015-4558-EIR; SCH No. 2016061048

Plan Area: Central City

Related Case: VTT-73966-CN-1A

Council District: 14 – Huizar

Last Day to Act: 03-12-20

Continued from: 02-13-20

PUBLIC HEARING – Completed October 10, 2019

PROJECT SITE: 813 – 815 West Olympic Boulevard; 947 – 951 South Figueroa Street

IN ATTENDANCE VIA TELECONFERENCE:

Sergio Ibarra, City Planner representing the Department; and Ed Casey, representing the Applicant.

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 and removal of all existing development on the Project Site and development of a single 57-story high-rise building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories) for a project total of 779,173 square feet of total floor area. A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within the podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. The Project proposes a floor area ratio (FAR) of up to 13:1.

1. Found that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2015-4558-EIR (SCH No. 2016061048) prepared for this project, which includes the Draft EIR, dated October 4, 2018, the Final EIR, dated August 14, 2019, and Erratum, dated September 2019 (Olympic Tower Project EIR), as well as the whole of the administrative record, and
2. Certify the following:
 - a. The Olympic Tower Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Olympic Tower Project EIR was presented to the City Council as a decision-making body of the lead agency; and
 - c. The Olympic Tower Project EIR reflects the independent judgment and analysis of the lead agency.
3. Adopt the following:
 - a. The related and prepared Olympic Tower Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Olympic Tower Project EIR (Exhibit C, dated August, 2019);
4. Approve, pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 455,161 square feet of floor area from the City of Los Angeles Convention Center (Donor Site) located at 1201 South Figueroa Street, to the Project Site (Receiver Site), and to allow for the transfer of up to 101,826 square feet of floor area from the Grand Central Square (a Private Donor Site), located at 320 W. 3rd Street, to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
5. Request that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to LAMC Section 14.5.12;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

Moved: Ambroz
Second: Perlman
Ayes: Millman, Mitchell
Nays: Khorsand, Leung, Mack, Padilla-Campos
Recuse: Choe

Vote: 4 – 4

MOTION FAILED

MOTION:

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

Demolition and removal of all existing development on the Project Site and development of a single 57-story high-rise building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories) for a project total of 779,173 square feet of total floor area. A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within the podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. The Project proposes a floor area ratio (FAR) of up to 13:1.

1. Found that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2015-4558-EIR (SCH No. 2016061048) prepared for this project, which includes the Draft EIR, dated October 4, 2018, the Final EIR, dated August 14, 2019, and Erratum, dated September 2019 (Olympic Tower Project EIR), as well as the whole of the administrative record, and
2. Certify the following:
 - a. The Olympic Tower Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Olympic Tower Project EIR was presented to the City Council as a decision-making body of the lead agency; and
 - c. The Olympic Tower Project EIR reflects the independent judgment and analysis of the lead agency.
3. Adopt the following:
 - a. The related and prepared Olympic Tower Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Olympic Tower Project EIR (Exhibit C, dated August, 2019);
4. Approve, pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 455,161 square feet of floor area from the City of Los Angeles Convention Center (Donor Site) located at 1201 South Figueroa Street, to the Project Site (Receiver Site), and to allow for the transfer of up to 101,826 square feet of floor area from the Grand Central Square (a Private Donor Site), located at 320 W. 3rd Street, to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
5. Request that within six months of the receipt of the Public Benefits Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to LAMC Section 14.5.12;
6. Adopt the Conditions of Approval, **with modifications as stated on the record by the Commission**; and
7. Adopt the Findings.

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

Moved: Leung
Second: Mack
Ayes: Khorsand, Millman, Mitchell, Padilla-Campos

Nays: Ambroz, Perlman
Recuse: Choe

Vote: 6 – 2

MOTION PASSED

ITEM NO. 7

CPC-2014-4856-DB

CEQA: ENV-2019-7400-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 04-23-20

Continued from: 03-12-20

PUBLIC HEARING HELD

PROJECT SITE: 10306 – 10330 Santa Monica Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Bradley Furuya, City Planning Associate, representing the Department; and Ken Kahan, Applicant and Dale Goldsmith, representing the Applicant.

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:

Construction of a six-story multi-family structure with 91 apartment units (including 11 units set aside for Very Low Income Households) over one level of basement parking across five contiguous lots that make up the project site. The structure will contain 97,697 square feet of floor area, 68 parking spaces, 80 bicycle spaces, and 9,060 square feet of open space. All of the existing structures onsite will be demolished to accommodate the new structure. Approximately 12,245 cubic yards of soil is proposed to be exported from the project site.

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 12.22 A.25 (g) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for the construction of a project totaling 91 units, including 11 units set aside as restricted affordable units for Very Low Income Households with the following On- and Off-Menu Incentives:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Incentive to permit a 20 percent reduction in open space to 9,060 square feet in lieu of 11,325 square feet;
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit an FAR of 3.93:1 in lieu of an FAR of 1.5:1 for a total of 97,697 square feet of floor area; and
 - c. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a height of 72 feet, in lieu of 45 feet as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below this point of measurement; or 84 feet, as measured from grade, in lieu of the 57 feet otherwise permitted by LAMC Section 12.21.1 B.2, as the project site has an elevation differential of approximately 22.5 feet;
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), the following three Waivers of Development Standard:
 - a. To permit an easterly side yard of zero feet in lieu of nine feet;
 - b. To permit a westerly side yard of zero feet in lieu of nine feet; and
 - c. To permit a rear yard of 10 feet in lieu of 18 feet;

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

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

Moved: Ambroz
Second: Perlman
Ayes: Choe, Khorsand, Leung, Mack, Millman, Mitchell, Padilla-Campos
Vote: 9 – 0

MOTION PASSED

ITEM NO. 8

DIR-2019-4004-DB-1A

CEQA: ENV-2019-4005-CE

Plan Area: West Los Angeles

Council District: 11 – Bonin

Last Day to Act: 04-23-20

Continued from: 03-12-20

PUBLIC HEARING HELD

PROJECT SITE: 1721 – 1723 Colby Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Connie Chauv, City Planner, representing the Department; Eleni Hioureas and Elizabeth Rollice, Appellant's; and , representing the Applicant.

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:

Construction, use, and maintenance of a five-story, 56-foot tall residential building containing 34 residential dwelling units (including four Very Low Income and two Low Income units). The building will be approximately 56,570 square feet of floor area, with a Floor Area Ratio (FAR) of approximately 3.94:1. The Project proposes a total of 56 vehicle parking spaces in one subterranean parking level. The existing multi-family and single-family structures are proposed to be demolished. The Project will require the grading of approximately 11,055 cubic yards of soil.

1. Determine, based on the whole of the administrative record, the Project is exempt from the CEQA pursuant to CEQA Guidelines, Article 19, Sections 15304, Class 4 and 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. Deny the appeal and sustain the Planning Director's determination to approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, the following three incentives requested by the applicant for a project totaling 34 dwelling units, reserving four units for Very Low Income and two units for Low Income household occupancy for a period of 55 years:
 - a. Yard/Setback. A 20 percent decrease from the front yard requirement, allowing 12 feet in lieu of 15 feet;
 - b. Floor Area Ratio. A maximum 35 percent increase in the allowable Floor Area Ratio, allowing a total floor area ratio of 3.94:1 in lieu of 3:1; and
 - c. Height. An 11-foot increase in the height requirement, allowing 56 feet in height in lieu of the otherwise allowable 45 feet;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Padilla-Campos
Ayes: Ambroz, Choe, Khorsand, Leung, Mack, Millman, Mitchell

Vote: 9 – 0

MOTION PASSED

ITEM NO. 9

DIR-2018-5925-TOC-1A
CEQA: ENV-2018-5926-CE
Plan Area: South Los Angeles

Council District: 10 – Wesson, Jr.
Last Day to Act: 04-23-20
Continued from: 03-12-20

PUBLIC HEARING HELD

PROJECT SITE: 1537 South Wilton Place

IN ATTENDANCE VIA TELECONFERENCE:

Sergio Ibarra, City Planner, representing the Department; Tomer Fedida and Gabriel Fedida, Applicant's; and Jaimie Hwang, representing the Office of Councilmember Wesson, Jr.

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 two-story, single family dwelling on the site and development of a five-story residential building with 21 dwelling units with two units for Extremely Low Income Households for a period of 55 years, and 35 vehicle parking spaces with requested incentives.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the CEQA Guidelines, Article 19, 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. Deny the appeal in part and grant the appeal in part;
3. Sustain the Planning Director's determination dated December 4, 2019 and approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Compliance Review for a project totaling 21 dwelling units, in a five story building with at-grade and basement parking, reserving two units for Extremely Low Income Households for a period of 55 years, and with the following requested incentives:
 - a. Height. An 11-foot increase in the building height, allowing 56 feet in lieu of the maximum 45 feet per the R3-1-O-CPIO zone;
 - b. Yard/Setback. A 25 percent reduction in the required side yard setback, allowing a six-foot side yard setback in lieu of the otherwise eight-foot required per the R3 zone; and
 - c. Open Space. A 25 percent decrease from the open space requirement, allowing 2,140 square feet in lieu of the otherwise required 2,675 square feet;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

Moved: Millman
Second: Choe
Ayes: Ambroz, Khorsand, Leung, Mack, Mitchell, Padilla-Campos, Perlman

Vote: 9 – 0

MOTION PASSED

Commissioner Perlman left the teleconference meeting at approximately 2:03 p.m.

ITEM NO. 10

CPC-2019-6269-CU-F-ACI

CEQA: ENV-2019-6272-CE

Plan Area: Reseda – West Van Nuys

Council District: 12 – Lee

Last Day to Act: 05-28-20

PUBLIC HEARING – Completed February 18, 2020

PROJECT SITE: 18600 – 18618 West Lanark Street

IN ATTENDANCE VIA TELECONFERENCE:

More Song, Planning Assistant, representing the Department; Jack Rubens, representing the Applicant; and Hannah Lee, representing the Office of Councilmember Lee.

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:

Construction, use, and maintenance of a new public charter middle school (Valley Charter Middle School) with a maximum enrollment of 450 students in Grades 6 through 8 on a currently vacant site. Proposed improvements include a two-story building encompassing approximately 22,729 square feet and with a maximum building height of 33 feet, a surface parking lot with 50 vehicle parking spaces, and a basketball court and a half-football field.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to 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 Sections 12.24 U.24 and 12.24 F of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the construction, use, and maintenance of a public charter middle school for Grades 6 through 8 in the (T)RS-1 Zone with deviations in the height and area requirements, as follows:
 - a. A deviation to allow a maximum building height of 33 feet in lieu of the 28 feet otherwise permitted by LAMC Section 12.21.1, and
 - b. A deviation to allow an easterly side yard setback of eight feet in lieu of the 10 feet otherwise required by LAMC Section 12.21 C.3(b);
3. Approve, pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a 72-inch high fence within the front yard in lieu of the otherwise permitted 42-inch high fence;
4. Approve, pursuant to LAMC Section 12.32 H, an Amendment to Council Instructions to remove the "T" Classification on the subject property requiring the recordation of a tract map, as set forth in Ordinance No. 132,791;

5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated April 20, 2020; and
6. Adopt the Findings.

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

Moved: Millman
Second: Khorsand
Ayes: Ambroz, Choe, Leung, Mack, Mitchell, Padilla-Campos
Absent: Perlman

Vote: 8 – 0

MOTION PASSED

Commissioner Ambroz left the teleconference meeting at approximately 2:31 p.m.

ITEM NO. 11

DIR-2019-5388-DB-1A
CEQA: ENV-2019-5389-CE
Plan Area: Hollywood

Council District: 13 – O' Farrell
Last Day to Act: 05-24-20

PUBLIC HEARING HELD

PROJECT SITE: 5817 – 5823 West Lexington Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Alex Truong, City Planning Associate, representing the Department; Todd Elliott representing the Applicant; and Michael Higgins, the Appellant.

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 two existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 21-unit multi-family dwelling. The building will be constructed with four residential levels over one at-grade parking level. The Project will provide a total of 29 automobile parking spaces.

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), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Deny the appeal and sustain the Planning Director's determination to approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, a 25 percent Density Bonus (with seven percent of the base number of units set aside for Very Low Income Households), for a project totaling 21 dwelling units, reserving two units for Very Low Income Household occupancy for a period of 55 years and one On-Menu Incentive as follows:

- a. Height. Up to an 11-foot height increase in the maximum permitted height limit;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Millman
Second: Choe
Ayes: Khorsand, Leung, Mack, Mitchell, Padilla-Campos
Absent: Ambroz, Perlman

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 2:49 p.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED

CITY OF LOS ANGELES

MAY 14 2020

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**