

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 24, 2022 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 March 24, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the meeting to order at 8:31 a.m. with Commission Vice President Caroline Choe and Commissioners Helen Campbell, Helen Leung and Karen Mack.

Commissioners Jenna Hornstock, Yvette López-Ledesma, Dana Perlman and Renee Dake Wilson were not in attendance.

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

At approximately 8:35 a.m. after some minor technical difficulties, Commissioner Leung re-joined the Zoom webinar/teleconference meeting and quorum was re-established.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

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

MOTION:

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 8:43 a.m. Commissioner Hornstock joined the Zoom webinar/teleconference meeting.

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, provided an update regarding the Housing Element.
- Donna Wong, Deputy City Attorney, provided an update regarding the ICON Panorama Project.
- There were no Commission requests.
- The Meeting Minutes of February 24, 2022 were postponed.
- Meeting Minutes:
Commission Vice President Choe moved to approve the Meeting Minutes of February 10, 2022.
Commissioner Hornstock seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6a
(CONSENT CALENDAR)

CPC-2021-7217-DB
CEQA: ENV-2021-7218-CE
Plan Area: Hollywood

Council District: 5 – Koretz
**Last Day to Act: 04-03-22

PUBLIC HEARING – Completed January 18, 2022

PROJECT SITE: 7000 – 7010 West Melrose Avenue; 645 North Sycamore Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department.

MOTION:

Commissioner Campbell moved to approve the consent calendar and put forth the actions below in conjunction with the following Project:

New construction, use, and maintenance of a four- to six-story, approximate maximum 67-foot in height, approximately 61,899 square-foot mixed use building containing 63 units, including 11 percent of the base units (six units) set aside as affordable housing for Very Low Income households, over approximately 2,110 square feet of ground floor neighborhood serving commercial space, with at-grade and subterranean parking providing 101 on-site vehicular parking spaces and 59 bicycle parking spaces.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State 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 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 63 units (with six units – 11 percent of the total number of units set aside for Very Low-Income Households), pursuant to LAMC Section 12.22 A.25(g)(3) along with the following Off-Menu Incentives and Waiver of Development Standards:
 - a. An Off-Menu Incentive to permit a 3.7:1 FAR (Floor Area Ratio) in lieu of the otherwise permitted 1.5:1 FAR;
 - b. An Off-Menu Incentive to permit a building height of 67 feet in lieu of the otherwise permitted 30 feet, and six stories in lieu of the otherwise permitted two stories; and
 - c. A Waiver of Development Standards to permit a five-foot rear yard setback in lieu of the otherwise required 18 feet;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

CPC-2017-1923-DB-DRB-SPP-MSP-ZAD

CEQA: ENV-2017-1925-MND

Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 4 – Raman

****Last Day to Act: 03-24-22**

PUBLIC HEARING – Completed September 28, 2021

PROJECT SITE: 3902 Kentucky Drive; 3894 – 3900 Fredonia Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Laura Frazin Steele, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Jerome Buckmelter, representing the Applicant; and Mashael Majid on behalf of Council District 4 representing Councilmember Nithya Raman.

MOTION:

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

Demolition of two vacant single-family dwellings and a garage and the construction, use, and maintenance of a new, five-story, 68 feet in height, 35,227 square feet, 21-unit residential condominium building over two partially subterranean levels of parking on a 22,508 square foot lot, including two affordable units. A total of 15 trees are proposed for removal. The Applicant is also requesting haul route approval for the export of approximately 11,200 cubic yards of earth.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2017-1925-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions of the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the construction, use, and maintenance of 21 residential condominium units with five density bonus units including two units (11 percent) set aside for Very Low-Income Households and one off-menu incentive for a site located in a Very High Fire Severity Zone to allow an 11-foot increase in height for a total of 68 feet in lieu of the maximum height of 57 feet;
3. Approve, pursuant to LAMC Sections 11.5.7 and 16.50, a Project Permit Compliance and Design Review as required by the Mulholland Scenic Parkway Specific Plan Ordinance (Ordinance No. 167,943);
4. Approve, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator Determination to allow six retaining walls of variable height (10 to 12 feet in height when measured from the finished grade) in lieu of the otherwise allowed maximum of one 12 foot retaining wall or two 10 foot retaining walls;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2020-2115-DB

CEQA: ENV-2020-2116-CE
Plan Area: South Los Angeles

Council District: 10 – Wesson
**Last Day to Act: 03-24-22

PUBLIC HEARING HELD

PROJECT SITE: 1848 South Gramercy Place

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Rafael Fontes, Planning Assistant, Sergio Ibarra, City Planner and Michelle Singh, Senior City Planner representing the Department; Akhilesh Jha, Applicant and Hamid Degnan, representing the Applicant; and Hakeem Parke-Davis on behalf of Council District 10 representing Councilmember Herb Wesson.

MOTION:

Commission President Millman moved to continue the item to a date certain of June 23, 2022. Commissioner Leung seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

At approximately 10:45 a.m. Commission President Millman recessed the meeting. The meeting reconvened at 10:51 a.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, Leung and Mack in attendance.

ITEM NO. 9

CPC-2021-6888-CU-DB-HCA-PHP

CEQA: ENV-2021-6889-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Koretz
**Last Day to Act: 03-28-22

PUBLIC HEARING – Completed February 9, 2022

PROJECT SITE: 3730 – 3736 South Kelton Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Dylan Sittig, City Planning Associate, Connie Chauv, City Planner, Michelle Singh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Jesi Harris, representing the Applicant; and Rob Fisher on behalf of Council District 5 representing Councilmember Paul Koretz.

MOTION:

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

Development of a new five-story, 56-foot-tall multifamily residential building composed of 27 dwelling units (including five units restricted to Very Low-Income Households). The Project will be 26,706 square feet in floor area and have a Floor Area Ratio ("FAR") of 4.28:1. The Project will provide 19 vehicular parking spaces in one subterranean parking level, and 34 long-term and three short-term bicycle parking spaces. The site is currently improved with a single-family dwelling unit and a duplex; all existing structures will be demolished. There are no protected trees and no non-protected significant trees on the subject site. However, three non-protected significant street trees will be removed from the public right-of-way. The Project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without the prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The Project requests a haul route for export of approximately 2,650 cubic yards of soil.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a 102.5 percent increase in density over the Project site, in lieu of the otherwise allowed 35 percent increase in density allowable under LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 27 units, reserving five units for Very Low-Income Household occupancy for a period of 55 years, with the following requested On and Off-Menu Incentives and Waivers of Development Standards:
 - a. On-Menu Incentive for a Building Line setback of 18-feet in lieu of the 20-feet otherwise required per Ordinance No. 69026;
 - b. Off-Menu Incentive for a Floor Area Ratio ("FAR") of 4.28:1 in lieu of 3:1 as otherwise permitted in the R3-1 Zone;
 - c. Off-Menu Incentive for a reduction in parking to allow 19 parking spaces in lieu of the 42 spaces required by Density Bonus Parking Option 1 and LAMC Section 12.22 A.25(d)(1);
 - d. A Waiver of Development Standards for an 11-foot increase in the maximum building height to allow 56 feet in lieu of 45 feet otherwise permitted in the R3-1 Zone;
 - e. A Waiver of Development Standards for a reduction in the rear setback to allow 12 feet in lieu of the 15 feet otherwise required in the R3-1 Zone; and
 - f. A Waiver of Development Standards for a reduction in the required open space to allow 2,724 square feet of open space in lieu of the otherwise required 3,075 square feet of open space pursuant to LAMC Section 12.21 G;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 10

DIR-2021-559-TOC-HCA-1A
CEQA: ENV-2021-560-CE
Plan Area: Wilshire

Council District: 13 – O’Farrell
**Last Day to Act: 03-24-22

PUBLIC HEARING HELD

PROJECT SITE: 500 – 506 North Larchmont Boulevard; 5267 West Rosewood Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Alexander Truong, City Planning Associate, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Matthew Hayden, representing the Applicant; and Steven Voci, Appellant.

MOTION:

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

Construction of a new, five-story, 56-foot-tall residential building containing 21 dwelling units. Of the 21 units proposed, two will be set aside for Extremely Low-Income Households. The proposed building will encompass approximately 26,648 square feet in total building area, resulting in a Floor Area Ratio of no more than 2.38 to 1. The Project proposes to provide 21 automobile parking spaces, and 24 bicycle parking spaces.

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 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 letter dated August 27, 2021;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 50 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 1 Project totaling 21 dwelling units, reserving two units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. RAS3 Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone;
 - b. Increased Height and Transitional Height. A maximum height increase of one additional story up to 11 additional feet and utilization of Tier 1 Transitional Height requirements in which the project’s building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone; and
 - c. Open Space. A maximum reduction of 20 percent in the required amount of open space;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 11:44 a.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

APR 28 2022

CITY PLANNING DEPARTMENT
COMMISSION OFFICE