

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, APRIL 26, 2022
(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 April 26, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Gold at 4:30 p.m. with Commissioners DelGado, and Lawrence present. Commissioners Kang and Lindgren were absent.

Also in attendance were Priya Mehendale, 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 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 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 Lawrence seconded the motion and the vote proceeded as follows:

Moved: Gold
Second: Lawrence
Ayes: DelGado
Absent: Kang, Lindgren

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Priya Mehendale, Senior City Planner, gave the following report:
 - City Planning Metro Development Services Center started offering limited, by appointment only in person meetings for certain services at the downtown location. These limited in person appointments are now being offered in support of specific planning operations. The Metro downtown housing

services unit is now offering limited in person prefilling consultations for select affordable housing projects. These are in addition to virtual consultations. Applicants can make appointments via the City's new BuildLA portal, which is the singular website that provides a one stop shop for virtual platforms for development services.

- Last week City Planning released a revised draft wildlife ordinance for public review and feedback. The revised ordinance aims to promote wildlife habitat and connectivity within the Santa Monica mountains and the overall goal of the ordinance is to maintain the central habitat and wildlife corridors for animals and plants that are important to the City and also for the region's ecosystem. Public hearings on the draft ordinance will be held later this summer and there will be more opportunities for public comment. For anyone interested in taking a look at the revised draft ordinance as well as interactive maps and a list of frequently asked questions, they can visit our department's website at planning4la@lacity.org

- **City Attorney Report:** Deputy City Attorney Ernesto Velazquez, had no report.
- **Advance Calendar:** Commissioner Gold announced she would not be absent from the May 24, 2022 meeting and will instead be present.
- **Commission Requests:** There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

There were no requests for reconsiderations.

ITEM NO. 6

ZA-2021-5311-ZAA-1A
CEQA: ENV-2021-5312-CE
Plan Area: Hollywood

Council District: 4 – Raman
Last Day to Act: 05-12-22

PUBLIC HEARING HELD

PROJECT SITE: 1740 North Hollyvista Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Jack Chiang, Associate Zoning Administrator representing the Department; Agne Taraseviciute, Appellant; Bruce Ehrlich, Ehrlich Group, representing the Applicant.

MOTION:

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

The construction, use, and maintenance of a 550-square foot third floor addition with a 106-square foot, open-to-sky, rooftop deck, to an existing 1,735-square foot single-family dwelling with a side yard setback of two feet and an increase of 41 square feet over the maximum allowed Residential Floor Area of 2,244.75 square feet. The proposed addition is oriented toward the rear of the existing single-family dwelling. The total proposed Floor Area is 2,285 square feet and the proposed height is 27 feet, 8.25 inches. The proposed Lot Coverage represents an increase of 0.74 percent, from 30.11 percent to 30.85 percent. No removal of existing vegetation is proposed.

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Granted the appeal in part and denied the appeal in part and sustained the Zoning Administrator's determination dated February 10, 2022;
3. Approved, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), to permit the construction of a 550-square-foot third-story addition to an existing single-family dwelling with a two-foot northerly side yard setback in lieu of the six-foot side yard setback required by Section 12.21 C.10(a) on a hillside lot located in the R1-1 Zone;
4. Approved, pursuant to Section 12.28 of the LAMC, to permit the construction of a 550-square-foot third-story addition, and 106-square foot open-to-sky rooftop deck, to an existing single-family dwelling that would result in an increase of 41 square feet over the maximum Residential Floor Area (RFA) of 2,244.75 square feet allowed by LAMC Section 12.21 C.10(b) on a Hillside lot located in the R1-1 Zone;
5. Adopted the Modified Conditions of Approval; and
6. Adopted the Amended Findings.

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

Moved: Gold
Second: DelGado
Ayes: Lawrence
Absent: Kang, Lindgren

Vote: 3 – 0

MOTION PASSED

ITEM NO. 7

DIR-2020-3656-SPR-1A
CEQA: ENV-2020-3657-CE
Plan Area: Central City

Council District: 14 – de León
Last Day to Act: 04-26-22
Continued From: 03-08-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1130 South Hope Street

IN ATTENDANCE VIA TELECONFERENCE:

Jessica Jimenez, Planning Assistant, representing the Department; Dana Sayles, three6ixty representing the Applicant; Sheri Bonstelle, Jeffer Mangels Butler Mitchell, LLP, representing Appellant No. 1 and Appellant No. 2.

A new 112 guest room hotel with 528 square feet of ground floor retail uses.

At approximately 5:58 p.m., the meeting was paused due to an imminent loss of quorum anticipated at approximately 6 p.m. The case was continued to the May 10, 2022 Commission meeting.

There being no further business before the Commission President Gold adjourned the meeting at 5:59 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

JUN 28 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**