

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, NOVEMBER 3, 2022 SPECIAL 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 November 3, 2022 special 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, Helen Leung, Yvette López-Ledesma, Karen Mack, Dana Perlman, and Renee Dake Wilson in attendance.

Commissioner Jenna Hornstock was not in attendance.

Also in attendance were Lisa Webber and Shana M. M. Bonstin, Deputy Directors, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Linda Lou, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy, Filomena Fuchs, and Denise Chavez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Lisa Webber, Deputy Director on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Dake Wilson moved to approve the Meeting Minutes of September 8, 2022. Commissioner Campbell seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were not items on the Consent Calendar.

ITEM NO. 6

DIR-2021-5596-TOC-HCA-1A

CEQA: ENV-2021-5597-CE; ENV-2013-622-EIR; SCH. No. 2013031038
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

**Last Day to Act: 11-30-22

PUBLIC HEARING HELD

PROJECT SITE: 2456 – 2460 South Purdue Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Norali Martinez, City Planning Associate, Connie Chauv, City Planner, Michelle Singh, Senior City Planner, and Faisal Roble, Principal City Planner representing the department; Aaron Belliston, representing the Applicant; and Katheryn Schorr, Appellant.

MOTION:

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

Construction of a new six-story, 67-foot tall, 27-unit residential building (including three units reserved for Extremely Low-Income Households). The Project will have a proposed Floor Area Ratio (FAR) of approximately 4.3:1 with approximately 46,528 square feet of floor area. The Project provides 26 parking spaces located at subterranean level. The existing two single-family dwellings and attached garages on-site are proposed to be demolished, and seven non-protected trees are proposed to be removed from the subject site. The Project will involve grading and export of approximately 6,475 cubic yards of soil.

1. Determine, that 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. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 (Program EIR), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
3. Deny the appeal and sustain the Planning Director's Determination dated July 28, 2022;
4. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project totaling 27 dwelling units, reserving three units for Extremely Low Income Household occupancy for a period of 55 years, with the following requested Additional Incentives:
 - a. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet per the R3-1 Zone;
 - b. Side Yard/Setback. A 30 percent decrease in the required depth of the northwest side yard, allowing a six-foot four-inch northwest side yard setback in lieu of otherwise required nine-foot side yard setback per R3-1 Zone; and
 - c. Open Space. A maximum 25 percent reduction in the required open space, allowing 3,342 square feet in lieu of the 4,275 square feet otherwise required;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated October 31, 2022.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

DIR-2022-310-TOC-VHCA-1A
CEQA: ENV-2022-311-CE
Plan Area: Westlake

Council District: 1 – Cedillo
**Last Day to Act: 11-03-22

PUBLIC HEARING HELD

PROJECT SITE: 425 – 427 1/2 South Union Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Eric Morales, Planning Assistant, Yi Lu, City Planner, and Jane Choi, Principal City Planner, representing the department; Jose Taveras, Professional Spanish Interpreter; Daniel Ahadian, representing the Applicant; Brandi Garriss, Appellant #1; Fermin Mendoza, Appellant #2; and Enrique Velasquez and Rose Lenehan, representing Appellant #2.

At approximately 10:30 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 10:34 a.m. with Commission Vice President Choe and Commissioners Campbell, Leung, López-Ledesma, Mack, Perlman and Dake Wilson.

Before opening general public comment for Item No. 7, Commission President Millman announced that Jose Taveras, Professional Spanish Interpreter, would be available to translate for members of the public who require assistance.

At approximately 10:58 a.m. Commissioner López-Ledesma left the Zoom webinar/teleconference meeting.

MOTION:

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

Demolition of an existing single-story fourplex and a detached accessory building for the construction, use, and maintenance of a six-story, 38-unit residential apartment building over one subterranean level of parking. Four of the units will be reserved for Extremely Low-Income Households. The proposed building will contain approximately 29,610 square feet of floor area, resulting in a Floor Area Ratio of 4.5:1, and rise to a maximum height of 76 feet and eight inches.

1. Determine, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 29, 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 dated July 19, 2022;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 38 dwelling units, of which four will be reserved for Extremely Low-Income Households for a period of 55 years, along with the following Additional Incentives:
 - a. Setbacks (Front and Rear). Allow a front yard setback of six feet in lieu of 15 feet via the averaging of the front yard setbacks of adjoining structures and a rear yard setback of 12 feet 10 inches in lieu of 18 feet as otherwise required by LAMC Sections 12.11 C.1 and 12.11 C.3;
 - b. Setbacks (Sides). Allow side yard setbacks of six feet four inches in lieu of nine feet as otherwise required by LAMC Section 12.11 C.2; and
 - c. Open Space. A 24 percent reduction in Open Space to allow 3,130 square feet in lieu of the 4,100 square feet otherwise required by LAMC Section 12.21 G.2;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated November 1, 2022; and
5. Adopt the Findings.

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

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

Vote: 6 – 1

MOTION PASSED

At approximately 11:10 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at approximately 11:20 a.m. with Commission Vice President Choe and Commissioners Campbell, Leung, López-Ledesma, Mack and Dake Wilson.

At approximately 11:10 a.m. Commissioner Perlman left the Zoom webinar/teleconference meeting.

ITEM NO. 8

CPC-2022-6115-ZC

CEQA: ENV-2022-6116-CE

Plan Area: Citywide

Council Districts: 5 – Koretz; 4 – Raman

****Last Day to Act: 01-07-23**

PUBLIC HEARING – Completed October 18, 2022

PROJECT SITE: The Project Area consists of the Franklin Canyon, Coldwater Canyon, and Bowmont Hazen residential neighborhoods within the Bel Air – Beverly Crest Community Plan Area.

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Osvaldo Garcia, Planning Assistant, Ulises Gonzalez, City Planner, Craig Weber, Principal City Planner, and Shana Bonstin, Deputy Director, representing the department; and Dylan Sittig representing Council District 5 on behalf of Councilmember Koretz.

At approximately 12:01 p.m. Commissioner Leung left the Zoom webinar/teleconference meeting.

MOTION:

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

Adopt a Zone Change Ordinance (Proposed Ordinance) for residential neighborhoods within the Project Site. The proposed Zone Change Ordinance establishes a Hillside Construction Regulation (HCR) Supplemental Use District (SUD), which applies specific supplemental development restrictions related to construction, grading quantities, and hauling requirements, to the Project Site. The existing Hillside Construction Regulations found in Code Section 13.20 will apply to the Project Site and would apply only to residentially zoned properties.

1. Recommend that the City Council find, based on its independent judgment, after consideration of the entire administrative record, that based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15307 (Class 7) and Section 15308 (Class 8), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and Adopt the Categorical Exemption;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change Ordinance for parcels within the project boundaries identified from RE15-1, RE15-1-H, RE20-1, RE20-1-H, RE40-1, RE40-1-H to RE15-1-HCR, RE15-1-H-HCR, RE20-1-HCR, RE20-1-H-HCR, RE40-1-HCR, RE40-1-H-HCR;
3. Recommend that the City Council instruct that the Proposed Ordinance be incorporated into the Zoning Code, subject to changes to conform to the format, style, and nomenclature of the Zoning Code;

4. Request that the Director of Planning provide a report to the Los Angeles City Planning Commission (CPC), at a future date uncertain, as to the use of Site Plan Review within HCR Districts;
5. Adopted the Staff Recommendation Report as the Commission Report on the subject; and
6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

CPC-2022-6108-ZC-CA

CEQA: ENV-2022-6109-CE

Plan Area: Northeast Los Angeles; Citywide

Council District: 1 – Cedillo; 14 – de León

****Last Day to Act: 01-07-23**

PUBLIC HEARING – Completed October 20, 2022

PROJECT SITE: The Project Area consists of various hillside residential neighborhoods throughout the Northeast Los Angeles Community Plan Area.

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Oswaldo Garcia, Planning Assistant, Ulises Gonzalez, City Planner, Craig Weber, Principal City Planner, and Shana Bonstin, Deputy Director, representing the department; Bill Cody representing Council District 1 on behalf of Councilmember Cedillo; and Emma Howard representing Council District 14 on behalf of Councilmember de León.

MOTION:

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

Adopt a Zone Change Ordinance (Proposed Ordinance) to apply the Hillside Construction Regulations (HCR) for residential neighborhoods within the Project Site, and adopt a Code Amendment amending Section 13.20 of the Los Angeles Municipal Code (LAMC) to the existing HCR Supplemental Use District that apply Citywide. The proposed Zone Change Ordinance establishes a Hillside Construction Regulation (HCR) Supplemental Use District (SUD), which applies specific supplemental development restrictions related to construction, grading quantities, and hauling requirements, to the Project Site, and a Code Amendment that makes minor technical revisions to the existing Hillside Construction Regulations found in Code Section 13.20, which will apply Citywide, to the Project Site, and only to residentially zone properties.

1. Recommend that the City Council find, based on its independent judgment, after consideration of the entire administrative record, that based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15307 (Class 7) and Section 15308 (Class 8), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and Adopt the Categorical Exemption;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Code Amendment Ordinance amending the Hillside Construction Regulations Supplemental Use District;

3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change Ordinance for parcels within the Project boundaries identified from A1-1, A1-1-HPOZ, A1-1XL, R1-1, R1-1-CA, R1-1-CDO, R1-1-HPOZ, R1-1VL, R2-1, R2-1-CDO, RA-1, RD1.5-1, RD1.5-1-CDO, RD1.5-1-HPOZ, RD2-1, RD2-1-CDO, RD2-1-HPOZ, RD3-1, RD3-1-HPOZ, RE11-1, RE15-1, RE20-1, RE40-1, RE9-1, RE9-1-CDO, RS-1, [Q]A1-1D, [Q]A1-1XLD, [Q]R1-1D, [Q]R1-1D-HPOZ, [Q]R2-1D, [Q]R2-1D-HPOZ, [Q]RD1.5-1D, [Q]RD2-1D, [Q]RD3-1D, [Q]RD3-1D-HPOZ, [Q]RD4-1D-HPOZ, [Q]RD5-1D, [Q]RD6-1D, [Q]RE20-1D, [Q]RE40-1D, [Q]RE9-1D, [Q]RS-1D, (T)[Q]RD1.5-1D, (T)(Q)RD5-1D, [T][Q]RD6-1D, and (T)(Q)RE11-1, to A1-1-HCR, A1-1-HPOZ-HCR, A1-1XL-HCR, R1-1-HCR, R1-1-CA-HCR, R1-1-CDO-HCR, R1-1-HPOZ-HCR, R1-1VL-HCR, R2-1-HCR, R2-1-CDO-HCR, RA-1-HCR, RD1.5-1-HCR, RD1.5-1-CDO-HCR, RD1.5-1-HPOZ-HCR, RD2-1-HCR, RD2-1-CDO-HCR, RD2-1-HPOZ-HCR, RD3-1-HCR, RD3-1-HPOZ-HCR, RE11-1-HCR, RE15-1-HCR, RE20-1-HCR, RE40-1-HCR, RE9-1-HCR, RE9-1-CDO-HCR, RS-1-HCR, [Q]A1-1D-HCR, [Q]A1-1XLD-HCR, [Q]R1-1D-HCR, [Q]R1-1D-HPOZ-HCR, [Q]R2-1D-HCR, [Q]R2-1D-HPOZ-HCR, [Q]RD1.5-1D-HCR, [Q]RD2-1D-HCR, [Q]RD3-1D-HCR, [Q]RD3-1D-HPOZ-HCR, [Q]RD4-1D-HPOZ-HCR, [Q]RD5-1D-HCR, [Q]RD6-1D-HCR, [Q]RE20-1D-HCR, [Q]RE40-1D-HCR, [Q]RE9-1D-HCR, [Q]RS-1D-HCR, (T)[Q]RD1.5-1D-HCR, (T)(Q)RD5-1D-HCR, [T][Q]RD6-1D-HCR, and (T)(Q)RE11-1-HCR;
4. Recommend that the City Council instruct that the Proposed Ordinance be incorporated into the Zoning Code, subject to changes to conform to the format, style, and nomenclature of the Zoning Code;
5. Request that the Director of Planning provide a report to the CPC, at a future date uncertain, as to the use of Site Plan Review within HCR Districts;
6. Adopt the Staff Recommendation Report as the Commission Report on the subject, including Staff's Technical Modification dated November 1, 2022; and
7. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 12:38 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

FEB 09 2023

**CITY PLANNING DEPARTMENT
 COMMISSION OFFICE**