

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 23, 2023 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 February 23, 2023 regular meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the meeting to order at 8:33 a.m. with Commission Vice President Caroline Choe and Commissioners, Helen Leung, Dana Perlman, and Elizabeth Zamora in attendance.

Commissioner Karen Mack was not in attendance.

At approximately 8:40 a.m. Commissioner Maria Cabildo joined the Zoom/teleconference meeting.

Also in attendance were Vince P. Bertoni, Director of Planning, 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, Filomena Fuchs, and Denise Chavez, Administrative Clerks.

Commission President Millman announced that Item No. 2 would be taken out of order. The Director's Report would be heard at the end of the meeting.

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. 5a
(CONSENT CALENDAR)**

CPC-2022-4989-DB-HCA

CEQA: ENV-2022-4990-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

****Last Day to Act: 04-09-23**

PUBLIC HEARING – Completed January 24, 2023

PROJECT SITE: 1317 – 1319 West Jefferson Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Sarahi Ortega, City Planning Associate, Sophia Kim, City Planner, and Christina Toy Lee, Associate Zoning Administrator, representing the Department.

MOTION:

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

Construction, use, and maintenance of a new six-story, 69 feet six inches tall, approximately 15,377 square-feet of floor area building containing 18 units, including 20 percent of the base units (three units) set aside as affordable housing for Very Low Income households, with at-grade parking providing four on-site vehicular parking spaces and 24 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 18 units (with three units – 20 percent of the total number of units set aside for Very Low Income Households), along with the following On-Menu and Off-Menu Incentives and Waiver of Development Standards, pursuant to LAMC Section 12.22 A.25(g)(3):
 - a. An Off-Menu Incentive to permit a 2.85:1 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 69 feet six inches in lieu of the otherwise permitted 45 feet;
 - c. An On-Menu Incentive to permit a rear yard setback of 14 feet 4.8 inches in lieu of the otherwise permitted 18 feet; and
 - d. A Waiver of Development Standard to permit five-foot side yard setbacks in lieu of the otherwise required eight feet six inches.
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Perlman
Second: Leung
Ayes: Cabildo, Choe, Millman, Zamora

Absent: Mack

Vote: 6 – 0

MOTION PASSED

At approximately 9:27 a.m. Commissioner Cabildo left the Zoom webinar/teleconference meeting.

ITEM NO. 6

CPC-2020-2115-DB

CEQA: ENV-2020-2116-CE

Plan Area: South Los Angeles

Council District: 10 – Hutt

**Last Day to Act: 02-23-23

Continued from: 03-24-22; 06-23-22
10-27-22; 12-08-22

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 Hakeem Parke-Davis on behalf of Councilmember Heather Hutt representing Council District 10.

MOTION:

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

Construction, use, and maintenance of an eight-story, 89-foot tall mixed-use building comprised of 33 residential dwelling units (Three units are restricted to Very Low Income households), and approximately 466 square feet of commercial space. The Project will provide two levels of parking at-grade and at the second floor, comprising a total of 20 parking spaces. The Project also provides 32 long-term and five short-term bicycle parking spaces. The Project will be 31,263 square feet in floor area with a Floor Area Ratio ("FAR") of 6.04:1. The site is currently developed with a vacant, two-story residential structure that is to be demolished as part of the Project. There is one large street tree along the western side of the subject site on the public right-of-way.

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 (Infill Development), 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 for a Housing Development with a total of 33 units (with three units – 13 percent of the total base number of units, set aside for Very Low-Income Households), to permit the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a 6.1:1 floor area ratio (FAR) in lieu of 1.5:1 permitted by LAMC;
 - b. An Off-Menu Incentive to waive the requirements of the Low Impact Development (LID) (Ordinance 181899 and 183833);
 - c. A Waiver of Development Standard to allow an eight-story building with a height of 89 feet (to the rooftop parapet) in lieu of 45 feet otherwise permitted in the C1.5 Zone;
 - d. A Waiver of Development Standard to waive the transitional height requirement per the South LA CPIO Section II A.2(d);
 - e. A Waiver of Development Standard to allow side yard setbacks of zero feet from the first to second floors, and five feet from the third to eighth floors in lieu of 10 feet;

- f. A Waiver of Development Standard to allow a rear yard setback of five feet from the first to second floors, and 10 feet from the third to eighth floors in lieu of 19 feet;
 - g. A Waiver of Development Standard to allow a reduction in open spaces to 2,418 square feet in lieu of 3,675 square feet per LAMC 12.21 G;
 - h. A Waiver of Development Standard to allow a passageway width of three feet in lieu of 20 feet;
 - i. A Waiver of Development Standard to allow a commercial frontage of 10 feet in lieu of 17.5 feet;
 - j. A Waiver of Development Standard to allow a landscape buffer of zero feet in lieu of five feet requirement per the South LA CPIO Section II C.4; and
 - k. A Waiver of Development Standard to allow a ground floor height of 10 feet in lieu of 14 feet per the South LA CPIO Section II A.1(b);
3. Dismiss without Prejudice the Incentive to waive the requirements of the National Pollutant Discharge Elimination System (NPDES) Permit;
 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: Millman
Second: Choe
Ayes: Cabildo, Leung, Perlman, Zamora
Absent: Mack

Vote: 6 – 0

MOTION PASSED

At approximately 10:07 a.m. Vice President Choe left the Zoom webinar/teleconference meeting.

ITEM NO. 7

CPC-2022-5865-CU-SPR

CEQA: ENV-2022-5866-MND

Plan Area: Mission Hills - Panorama City - North Hills

Council District: 7 – Rodriguez

****Last Day to Act: 03-05-23**

PUBLIC HEARING – Completed December 20, 2022

PROJECT SITE: 15526 and 15544 West Plummer Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Esther Ahn, City Planner, and Christina Toy Lee, Associate Zoning Administrator, representing the Department; Richard Berliner, representing the Applicant; Elijah Sugay, Applicant; and Paola Bassignana on behalf of Councilmember Monica Rodriguez representing Council District 7.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with the denial of the following Project, as stated on the record:

A public charter elementary school for grades TK to Fourth with 28 classrooms within a new one- and two-story building, a multi-purpose room, and an existing house which will be incorporated as administrative and support space. The Project proposes a maximum enrollment of 552 students and will provide 49 parking spaces.

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-2022-5866-MND,

circulated on November 23, 2022 (“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 that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find that the mitigation measures have been made enforceable conditions on the project and all mitigation measures required for the Project are described in the Mitigation Monitoring Program (“MMP”) prepared for the Mitigated Negative Declaration; and Adopt the Mitigated Negative Declaration and the MMP;

2. Approve, pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the construction, use, and maintenance of a new public charter elementary school in the RA-1 Zone;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which results in a net increase of 1,000 or more average daily trips as determined by and using the trip generation factors promulgated by the Department of Transportation;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings.

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

Moved: Millman
Second: Zamora
Ayes: Cabildo, Leung, Perlman
Absent: Mack, Choe

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

DIR-2020-7210-TOC-SPR-HCA-1A

CEQA: ENV-2020-7211-CE

Plan Area: Wilshire

Council District: 1 – Hernandez

****Last Day to Act: 02-23-23**

PUBLIC HEARING HELD

PROJECT SITE: 2859 West Francis Avenue
(2865, 2869, 2871, 2873, 2881, 2883, 2877, and 2879 West Francis Avenue)

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Maria Sanchez, Planning Assistant, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner, representing the Department.

MOTION:

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

Construction, use and maintenance of a five-story multi-family residential building containing approximately 60,549 square feet of floor area and 110 residential units on a 27,043 square-foot site. The building will have a maximum height of approximately 65 feet, six inches measured from grade to the highest point of the parapet and a 3:1 Floor Area Ratio (FAR). The Project will provide 76 vehicular parking spaces, of which 31 vehicular parking spaces are on the ground floor, and 45 spaces are in a subterranean parking garage. The Project will provide 80 long-term and eight short-term bicycle spaces for a total of 88 bicycle parking spaces. By reserving eleven dwelling units for Extremely Low-Income Households, the Project qualifies for the requested Base and Additional Incentives pursuant of the Transit Oriented Communities Affordable Housing Incentive Program.

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 (Class 32 Urban In-Fill Development) 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 partial appeal and sustain the Planning Director's Determination dated October 20, 2022;
3. Approve, pursuant to Section of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 110 dwelling units, reserving 11 units for Extremely Low-Income Household occupancy for a period of 55 years, with the following Additional Incentives:
Base Incentives:
 - a. Residential Density. A 70 percent increase in density to allow a total of 110 units in lieu of 68 base units as permitted by LAMC 12.11 C.4; and
 - b. Residential Automobile Parking. A reduction in the automobile parking requirement to allow a minimum of 0.5 spaces per dwelling unit to be provided.Additional Incentives:
 - c. Open Space. A 25 percent reduction in the usable open space, permitting 8,456.25 square feet in lieu of the otherwise required 11,275 square feet pursuant to LAMC Section 12.21 G.2;
 - d. Setbacks (Side). A reduction to the westerly side yard setback to five feet, seven and a half inches, in lieu of the minimum eight feet as otherwise required in the R4-2 Zone; and
 - e. Setbacks (Rear). Allow a northerly rear yard setback of 11 feet, 11 inches in lieu of not less than 17 feet in depth;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a five-story, multi-family residential building containing approximately 60,549 square feet of floor area and 110 residential units on a 27,043 square-foot site. The Project will reserve 11 dwelling units for Extremely Low Income Households. The building will have a maximum height of approximately 65 feet, six inches measured from Grade to the highest point of the parapet. The Project will provide 31 vehicular parking spaces located within the ground floor and 45 spaces in a subterranean parking garage. The Project will provide 80 long term and eight short-term bicycle spaces for a total of 88 total bicycle parking spaces. The Project will provide 8,457 square feet of usable open space and 28 trees;
5. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated February 22, 2023; and
6. Adopt the Findings.

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

Moved: Perlman
Second: Zamora
Ayes: Cabildo, Leung, Millman
Absent: Choe, Mack

Vote: 5 – 0

MOTION PASSED

At approximately 11:53 a.m. Commissioner Perlman left the Zoom webinar/teleconference meeting.

ITEM NO. 1

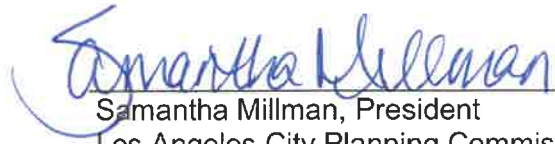
DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Shana Bonstin, Deputy Director, who provided a status update on the upcoming hybrid platform for in-person Brown Act body meetings effective March 1, 2023. Remote participation would be offered for members of the public for all Brown Act bod meetings to continue the increased virtual engagement. Additional staffing and equipment, including Owl video conference devices and hotspots, will be required for hybrid meeting operations. The additional service would allow members of the public to continue virtual public participation.
- Amy Brothers, Deputy City Attorney, reported on the court decision for a 102-unit Density Bonus Project that was upheld by the courts.
- There were no Commission requests.

There being no further business before the Commission, President Millman adjourned the meeting at 12:07 p.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 10 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**