

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 23, 2023 REGULAR MEETING
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2nd FLOOR
14410 SYLVAN STREET, VAN NUYS, CA 91401

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.

The City Planning Commission meeting of March 23, 2023 was conducted in person in the Van Nuys City Hall, Council Chamber, 2nd Floor and via telephone and Zoom webinar in a hybrid meeting format.

Commission Vice President Caroline Choe called the meeting to order at 8:38 a.m. with Commissioners Maria Cabildo, Monique Lawshe, Helen Leung, and Dana Perlman in attendance.

Commission Vice President Choe introduced Commissioner Monique Lawshe and congratulated her on her appointment to the City Planning Commission.

Commission President Samantha Millman and Commissioners Karen Mack and Dana Perlman were not in attendance.

Also in attendance were Lisa Webber and Shana Bonstin, Deputy Directors, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant II, Filomena Fuchs and Denise Chavez, Administrative Clerks, and Kiyarra Woodrick, Office Trainee.

Commission Vice President Choe announced that Item No. 1 would be taken out of order. The Director's Report (Item No. 1) 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

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

A request for a reconsideration of Case Numbers: CPC-2020-7814-CU-DB-HCA and CPC-2021-1288-CU-DB-HCA was submitted by a member of the public. Both cases were heard at the last City Planning Commission meeting of March 9, 2023.

No motion to reconsider was presented by any of the commissioners.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

DIR-2018-4190-TOC-SPR-1A

CEQA: ENV-2018-4189-CE

Plan Area: Northeast Los Angeles

Council District: 1 – Hernandez

Last Day to Act: 03-23-23

Continued from: 12-15-22

02-09-23

03-09-23

PUBLIC HEARING HELD

PROJECT SITE: 3800 – 3830 North Pasadena Avenue;
3832 – 3836 North Figueroa Street; 110 East Avenue 39

IN ATTENDANCE:

Michelle Carter, City Planner, Oliver Netburn, City Planner, and Christina Toy Lee, Associate Zoning Administrator, representing the Department; Lucy Moreno, Appellant #1 and Saul Ramirez, Appellant #2; and Michael Nain, Applicant.

MOTION:

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

Demolition of existing structures and the construction, use, and maintenance of a new, seven-story mixed-use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households and 14,734 square feet of ground floor commercial space within 13 commercial condominium units. The Project includes commercial, residential, and parking on the ground floor. The Project will provide a total of 114 automobile parking spaces, 16 short-term and 210 long-term bicycle parking spaces.

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. Deny the appeals in part and grant the appeals in part, sustain the Planning Director's Determination dated September 15, 2022;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following one Additional Incentive for a Tier 3 project with a total 100 dwelling units and 13 commercial condominium units, including 10 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Height. To permit a maximum of two additional stories up to an additional 22 feet;
4. Conditionally Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a new, seven-story, 150,501 square foot mixed-use building with 100 dwelling units, and 14,734 square feet of commercial space within 13 commercial condominium units in the [T][Q]RAS3-1VL Zone;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 4 – 1

MOTION FAILED

As stated in the City Planning Commission's Rules and Operating procedures under Rule 8.5 related to a Failure to Act, the Commission deliberated further and a new motion was presented for Item No. 6.

MOTION:

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

Demolition of existing structures and the construction, use, and maintenance of a new, seven-story mixed-use building with 100 dwelling units, including 10 dwelling units set aside for Extremely Low Income Households and 14,734 square feet of ground floor commercial space within 13 commercial condominium units. The Project includes commercial, residential, and parking on the ground floor. The Project will provide a total of 114 automobile parking spaces, 16 short-term and 210 long-term bicycle parking spaces.

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. Deny the appeals in part and grant the appeals in part, sustain the Planning Director's Determination dated September 15, 2022;
3. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following one Additional Incentive for a Tier 3 project with a total 100 dwelling units and 13 commercial condominium units, including 10 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Height. To permit a maximum of two additional stories up to an additional 22 feet;
4. Conditionally Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a new, seven-story, 150,501 square foot mixed-use building with 100 dwelling units, and 14,734 square feet of commercial space within 13 commercial condominium units in the [T][Q]RAS3-1VL Zone;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

DIR-2022-5371-TOC-SPR-HCA-1A

CEQA: ENV-2022-5372-CE

Plan Area: Westlake

Council District: 1 – Hernandez

Last Day to Act: 04-01-23

PUBLIC HEARING HELD

PROJECT SITE: 1921, 1923, 1925, and 1929 West Olympic Boulevard;
918,920,926,932,936,942, 946, and 950 South Westlake Avenue

IN ATTENDANCE:

Renata Ooms, City Planner, and Christina Toy Lee, Associate Zoning Administrator, representing the Department; Fred Schafer, Applicant and Daniel.

MOTION:

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

Demolition of existing improvements (commercial building and surface parking) and the construction use and maintenance of an eight-story, mixed use building with 238 dwelling units (34 units reserved for Very Low Income households). "Tower A" has 49,034 square feet of floor area, 51 dwelling units, and 9,700 square feet of restaurant uses. "Tower B" has 135,951 square feet of floor area and 187 dwelling units. The Project includes one level of subterranean parking and two levels of above grade parking with 26 commercial and 167 residential parking spaces.

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 any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;
2. Deny the appeal and sustain the Planning Director's Determination dated December 22, 2022;
3. Approve, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a development project resulting in 50 or more dwelling units;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated March 17, 2023; and
5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

Commission Vice President Choe re-opened Item No. 4 to allow public comment regarding the request for reconsideration.

ITEM NO. 4

RECONSIDERATIONS

A request for a reconsideration of Case Numbers: CPC-2020-7814-CU-DB-HCA and CPC-2021-1288-CU-DB-HCA was submitted by a member of the public. Both cases were heard at the last City Planning Commission meeting of March 9, 2023.

Public comment was received related to the requests.

No motion to reconsider was presented by any of the commissioners.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Shana Bonstin, Deputy Director, who reported on the Community Plan Update program process and status summary along with Senior City Planner Priya Mehendale and City Planner Kiran Rishi.
- Amy Brothers, Deputy City Attorney, reported on the court decisions for two Eldercare Facility Unified Permit (ELD) cases that were upheld by the courts.
- Commission Request:
 - Commissioner Campbell requested information regarding TOC appeals and the relationship to the Housing Accountability Act from the City Attorney's Office.
- Meeting Minutes of November 17, 2022 were postponed.

There being no further business before the Commission, Vice President Choe adjourned the meeting at 12:21 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 24 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**