

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, APRIL 27, 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 regular meeting of April 27, 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 President Samantha Millman called the regular meeting to order at 8:45 a.m. with Commission Vice President Caroline Choe and Commissioners Maria Cabildo, Monique Lawshe, Karen Mack, and Elizabeth Zamora in attendance.

Commissioners Helen Leung and Dana Perlman were not in attendance.

Also in attendance were Arthi Varma, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Wilson Poon, Chief Management Analyst, Cecilia Lamas, Commission Executive Assistant II, Denise Chavez, Administrative Clerks, and Kiyarra Woodrick, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Arthi Varma, 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.

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

There were no requests for reconsideration.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

ADM-2022-6793-DB-HCA-1A

CEQA: N/A

Plan Area: Hollywood

Council District: 5 – Yaroslavsky

Last Day to Act: 04-30-23

PUBLIC HEARING HELD

PROJECT SITE: 1002 North Alfred Street
(1000 – 1014 North Alfred Street; 8445 – 8447 West Romaine Street)

IN ATTENDANCE:

Valentina Knox-Jones, City Planner, and Jane Choi, Principal City Planner, representing the Department; Mr. Zachery, Appellant #1 (Husband); Andrew Fogg, representing the Applicant; and Dylan Sitting on behalf of Council District 5 representing Councilmember Yaroslavsky.

MOTION:

Commissioner Cabildo 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 five-story, 56-foot tall apartment building containing 67 units. The Project is setting aside six units for Very Low Income Households and one unit for Low Income Households. The Project proposes to provide 43 automobile parking spaces within a subterranean parking level and will also provide a minimum of 46 long-term bicycle parking spaces and five short-term bicycle parking spaces. The proposed building will encompass approximately 52,041 square feet in total buildable area resulting in a Floor Area Ratio (FAR) of 3.72:1.

1. Determine, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to Government Code Section 65915(1)(5) and (j)(1) and California Public Resources Code Section 21080(b)(1);
2. Deny the appeal and sustain the Planning Director's Determination dated January 26, 2023;
3. Approve with Conditions, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review with a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a project totaling 67 dwelling units, including six units for Very Low Income, for sale for a period of 55 years, along with the following two On-Menu Incentives:
 - a. An On-Menu Incentive for an 11-foot increase in building height to permit a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted; and
 - b. An On-Menu Incentive for a Floor Area Ratio (FAR) increase to permit a maximum FAR of 3.72:1 in lieu of the 3:1 otherwise permitted;
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: Cabildo
Second: Choe
Ayes: Lawshe, Mack, Millman, Zamora
Absent: Leung, Perlman

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

CPC-2023-1083-CA

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1
Plan Area: Citywide

Council District: All
Last Day to Act: 06-30-23

PUBLIC HEARING – Completed March 14, 2023

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Jeanalee Obergfell, City Planning Associate, Cally Hardy, City Planner, Matthew Glesne, Senior City Planner, Nicholas Maricich, Principal City Planner, and Arthi Varma, Deputy Director representing the Department; and Dylan Sitting on behalf of Council District 5 representing Councilmember Yaroslavy.

MOTION:

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

A proposed Code Amendment to the Site Plan Review Ordinance, amending Section 16.05 of the Los Angeles Municipal Code (LAMC) in order to streamline the permitting of new affordable housing units. The proposed amendment to the Site Plan Review Ordinance would exempt deed restricted affordable units from the 50-unit Site Plan Review threshold calculations.

1. Recommend that the City Council find that the Project was assessed in the Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021 and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Approve and Recommend that the City Council adopt the Proposed Ordinance;
3. Recommend that the City Council instruct that the Proposed Ordinance be incorporated into the New Zoning Code, subject to changes to conform to the format and style of the New Zoning Code;
4. Adopt the Staff Recommendation Report as the Commission's Report on the subject; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 6 – 0

MOTION PASSED

At approximately 10:05 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 10:20 a.m. with Commission Vice President Choe and Commissioners Cabildo, Lawshe, and Zamora.

Commission President Millman announced that Commissioner Mack left the meeting.

ITEM NO. 8

CPC-2022-8179-CA

CEQA: ENV-2022-8180-CE

Plan Area: Citywide

Council District: All
Last Day to Act: 07-01-23

PUBLIC HEARING – Completed February 8, 2023

PROJECT SITE: Citywide

IN ATTENDANCE:

Regina Joy Alcazar, Planning Assistant, Mary Richardson, City Planning Associate, Bonnie Kim, City Planner, Hagu Solomon-Cary, Principal City Planner, and Arthi Varma, Deputy Director representing the Department; and Jeff Khau on behalf of Council District 11 representing Councilmember Traci Park.

MOTION:

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

An ordinance amending Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.13.5, 12.14, 12.21, 12.21.1, 12.22, 12.24, and 16.02.1 of the Los Angeles Municipal Code (LAMC) to clarify and streamline Zoning Code regulations regarding outdoor dining on private property. Outdoor dining that complies with the applicable standards would be permitted as a by-right use in any zones where restaurants are currently permitted. Any outdoor alcohol service would continue to require compliance with all applicable zoning regulations as stated in an existing or new discretionary approval or in compliance with the proposed new ministerial approval.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303 and 15311, and California Public Resources Code Section 21080.25, and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend that the City Council adopt the Proposed Ordinance;
3. Recommended that the City Council instruct that the Proposed Ordinance be incorporated into the New Zoning Code (future Chapter 1A of the Los Angeles Municipal Code), subject to changes to conform to the format and style of the New Zoning Code;
4. Instruct the Department of City Planning Staff to report to City Council with recommendations on allowing ambient music in an Outdoor Dining Area;
5. Adopt the Staff Recommendation Report as the Commission's Report on the subject; and
6. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated .

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

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

Vote: 5 – 0

MOTION PASSED

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

SEP 14 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**