

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 11, 2023 REGULAR MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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 May 11, 2023 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Samantha Millman called the regular meeting to order at 8:39 a.m. with Commission Vice President Caroline Choe and Commissioners Maria Cabildo, Monique Lawshe, Karen Mack, Jacob Noonan, and Elizabeth Zamora in attendance.

Commissioner Helen Leung was not in attendance.

Commission President Millman introduced Commissioner Jacob Noonan and congratulated him on his appointment to the City Planning Commission.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin J. Keller and Lisa Webber, Deputy Directors, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Linda Lou, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Denise Chavez, Administrative Clerks, and Kiyarra Woodrick, Office Trainee.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, announced Commissioner Perlman's farewell and shared a few words.

Commission President Millman announced that Commissioner Perlman left the meeting.

- Donna Wong, Deputy City Attorney, had no report.
- Commission Request:
 - Commissioner Cabildo requested a report back related to Air BNB enforcement and Home Sharing Ordinance status.
 - Commission President Millman requested a report back related to the Downtown Los Angeles and Hollywood Community Plans Update.
- Meeting Minutes:

Commissioner Mack moved to approve the Meeting Minutes of November 17, 2022, December 8, 2022, December 15, 2022 (Special), and January 12, 2023. Commissioner Cabildo seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0 – 1

MOTION PASSED

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 reconsiderations.

**ITEM NO. 5a
(CONSENT CALENDAR)**

CPC-2021-7188-DB-HCA

CEQA: ENV-2021-7189-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 06-08-23

PUBLIC HEARING – Completed March 1, 2023

PROJECT SITE: 1436 – 1450 West Jefferson Boulevard

IN ATTENDANCE:

Norali Martinez, City Planning Associate, representing the Department.

MOTION:

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

Construction of a six-story, 69-foot 10-inch-tall residential building comprised of 60 dwelling units (including six Very Low Income units). The Project will be approximately 56,660 square feet in floor area with a Floor Area Ratio (FAR) of 3.13:1. The Project will provide 29 vehicular parking spaces in a subterranean parking level and will also include 60 long-term and six short-term bicycle parking spaces. The site is currently improved with six residential units and commercial uses which will be demolished, and one non-protected tree on the subject property will be removed to clear the lot. One non-protected street tree along the public-right-of-way will remain. The Project involves grading and export of approximately 7,350 cubic yards of soil.

1. Determine, based on the whole of the administrative record, that the Project is exempt from 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. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a project totaling 60 dwelling units, including six dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following two Off-Menu Incentives:
 - a. An Off-Menu Incentive for a 3.13:1 FAR in lieu of the 1.5:1 otherwise permitted by the C2-1VL-CPIO Zone and LAMC Section 12.21.1.A.1; and
 - b. An Off-Menu Incentive for a 69-foot and 10-inch building height in lieu of the 45 feet otherwise permitted by the C2-1VL-CPIO;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Commission President Millman announced Item No. 5b would be removed from the Consent Calendar.

ITEM NO. 5b (CONSENT CALENDAR)

CPC-2022-8155-CU-DB-SPR-PHP-VHCA

CEQA: ENV-2022-8156-CE

Plan Area: Wilshire

Council District: 13 – Soto-Martinez

Last Day to Act: 05-15-23

PUBLIC HEARING – Completed March 14, 2023

PROJECT SITE: 308 – 320 North Oxford Avenue; 311 – 321 North Serrano Avenue

IN ATTENDANCE:

Michelle Carter, City Planner, and Heather Bleemers, representing the Department; Elisa Paster, representing the Applicant.

MOTION:

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

Demolition of existing structures and surface parking lot and development of a new seven-story, 134,788 square-foot residential building, with 101 dwelling units, including 15 units (25 percent of the base density) set aside for Very Low-Income households with a maximum building height of 89 feet over one subterranean level of parking. The Project includes 159 vehicle parking spaces and a total of 88 bicycle parking spaces (80 long-term spaces and eight short-term spaces). The Project provides 18,006 square feet of open space, including a podium deck area, roof deck area, and private balconies.

1. Determine, based on the whole of the administrative record, that the Project is exempt from 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. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow an increase in density, greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25 for a total of 70 percent;
3. Approve, pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), a Density Bonus for a housing development with a total of 101 units (with 15 units, or 25 percent of the base density, set aside for Very Low Income Households) in lieu of the base density of 59 units, with the following On-Off Menu Incentives and Waivers or Modifications of Development Standards:
 - a. An On-Menu Incentive to permit averaging of floor area ratio, density, parking, open space, and permitting vehicular access throughout the Project site;
 - b. An Off-Menu Incentive to permit a 4.25:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted FAR in the C2-1 and R3-1 Zones;
 - c. An Off-Menu Incentive to permit an increase in height to allow 89 feet in lieu of the otherwise permitted 45 feet height in the R3-1 Zone;
 - d. A Waiver or Modification of a Development Standard to permit a reduction in the northerly side yard to allow a five-foot side yard in lieu of the otherwise required 10 feet;
 - e. A Waiver or Modification of a Development Standard to permit a reduction in the southerly side yard to allow a five-foot side yard in lieu of the otherwise required 10 feet;
 - f. A Waiver or Modification of a Development Standard to permit a reduction in the front yard to allow zero feet in lieu of the required 10 feet per the Building Line along the Oxford Avenue; and
 - g. A Waiver or Modification of a Development Standard to permit a reduction in the front yard to allow zero feet in lieu of the required 20 feet per the Building Line along the Serrano Avenue;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms;
5. Adopt the Conditions of Approval, including Staff's Technical Modification dated May 10, 2023; and
6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 6

CPC-2022-7047-CU-DB-SPR-HCA

CEQA: ENV-2022-7048-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 05-11-23

PUBLIC HEARING – Completed February 7, 2023

PROJECT SITE: 1200 – 1218 North Vine Street; 6245 – 6247 West Lexington Avenue

IN ATTENDANCE:

Stephanie Escobar, City Planning Associate, Renata Ooms, City Planner, and Heather Bleemers, representing the Department; and Dana Sayles, representing the Applicant.

MOTION:

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

Demolition of two existing commercial buildings and one surface parking lot for the development of a seven-story mixed-use building with 151 dwelling units (17 units set aside for Very Low Income Households) and 3,690 square feet of ground floor commercial uses. The proposed building is 87 feet in height, has 143,295 square feet of floor area and 87 vehicle parking spaces (80 residential parking spaces and seven commercial parking spaces).

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban Infill), and 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus for a housing development project consisting of 151 dwelling units, of which 17 will be set aside for Very Low Income Households (16 percent of base units) and requesting the following three Off-Menu Incentives:
 - a. An Off-Menu Incentive to permit an increase in Floor Area to allow an FAR of 3.5:1 in lieu of the otherwise required 0.5:1 FAR in the C2-1D Zone;
 - b. An Off-Menu Incentive to permit a decrease in the required rear yard to allow 10 feet in lieu of the 20-foot rear yard required in the C2-1D Zone; and
 - c. An Off-Menu Incentive to permit a decrease in required side yard along Vine Street to allow zero feet in lieu of the 10-foot side yard required in the C2-1D Zone;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units and/or guest rooms;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

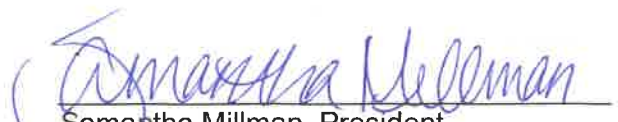
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**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

There being no further business before the Commission, President Millman adjourned the meeting at 10:02 a.m.



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



Samantha Millman, President
Los Angeles City Planning Commission