

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, FEBRUARY 13, 2024 REGULAR MEETING
LOS ANGELES CITY HALL, 10TH FLOOR, ROOM 1070
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA 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 “**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

Commission President Maleena Lawrence called the regular meeting to order at 4:41 p.m. with Commission Vice President Steve Kang and Commissioners Jaime Geaga and Julie Stromberg in attendance.

Commissioner Oliver DelGado was not in attendance.

Also in attendance were Ernesto Velazquez, Deputy City Attorney, Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant II, Marcos G. Godoy, Diego Vazquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Jane Choi, Principal City Planner, on behalf of Director of Planning, Vince P. Bertoni, had no report.
- Ernesto Velazquez, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Stromberg announced a planned absence for March 12, 2024.
- Meeting Minutes:
Commission Vice President Kang moved to approve the Meeting Minutes of October 24, 2023. Commissioner Geaga seconded the motion and the vote proceeded as follows:

Moved: Kang
Second: Geaga
Ayes: Lawrence, Stromberg
Absent: DelGado

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no 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

APCC-2017-2525-SPE-SPP-SPPA

CEQA: ENV-2020-2784-ND

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 02-13-24

PUBLIC HEARING – Completed November 13, 2019

PROJECT SITE: 4652 – 4658 West La Mirada Avenue

IN ATTENDANCE:

Valentina Knox-Jones, City Planner and Jane Choi, Principal City Planner, representing the Department; Alana Hasid, Applicant and Neil Brower, representing the Applicant.

MOTION:

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

Demolition of four single-family dwellings and the construction, use, and maintenance of a new 10-unit Small Lot Subdivision within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan and in accordance with LAMC Section 12.22 C.27. The Project will include 10 small lot homes with a maximum height of 30 feet, 18 residential parking spaces, two guest parking spaces, ten bicycle parking spaces, and 1,858 square feet of open space. The small lot homes will vary in size from 1,854 to 1,889 square feet of floor area. The site is located on a 16,186 square-foot lot that would include 19,418 square feet of total floor area with a Floor Area Ratio (FAR) of approximately 1.65:1. The Project would remove a total of seven on-site trees, none of which have been identified as protected trees. The Project will consist of 810 cubic yards of cut, 625 cubic yards of fill, zero cubic yards of import, and 185 cubic yards of export. The Project will cut approximately four feet below the existing grade.

1. Deny, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to combine two lots for a total of 16,186 square feet in lieu of the otherwise allowed combination of two lots for a total no more than 15,000 square feet per the SNAP Section 7.A;
2. Deny, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance to allow the demolition of an existing four single-family dwellings in conjunction with the construction of 10 small lot homes located within Subarea A of the SNAP;
3. Deny, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to allow a reduced minimum width of 16 feet, one inch in lieu of the required 20 feet for the required common open space; and
4. Adopt the Findings, including Staff's Technical Modification dated February 8, 2024.

Commission President Lawrence seconded the motion and the vote proceeded as follows:

Moved: Kang
Second: Lawrence
Ayes: Geaga, Stromberg
Absent: DelGado

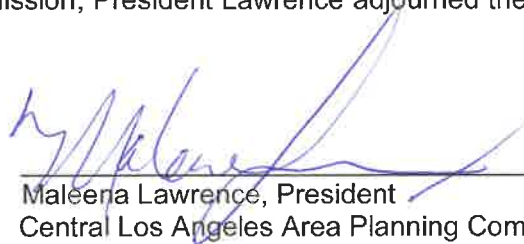
Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission, President Lawrence adjourned the meeting at 6:00 p.m.



Cecilia Lamas, Commission Executive Assistant II
Central Los Angeles Area Planning Commission



Maleena Lawrence, President
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 11 2024

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**