

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, JANUARY 23, 2025 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 January 23, 2025 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 Monique Lawshe called the meeting to order at 8:35 a.m. with Commission Vice President Michael Newhouse and Commissioners Caroline Choe, Phyllis Klein, and Elizabeth Zamora in attendance.

Commissioners Maria Cabildo, Martina Diaz, Karen Mack, and Jacob Saitman were not in attendance.

Also in attendance were Lisa Webber, Deputy Director and Kimberly Huangfu and Parissh Knox, Deputy City Attorneys. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez, and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Lisa Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, 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 reconsiderations.

Commission President Lawshe announced that Item No. 6 would be taken out of order.

ITEM NO. 6

CPC-2018-6402-CPU

CEQA: ENV-2019-3379-EIR (SCH No. 2019080248)

Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker

Last Day to Act: 04-09-25

Continued from: 01-09-25

PUBLIC HEARING HELD

PROJECT SITE:

The Harbor LA Community Plans consist of the boundaries of the Harbor Gateway Community Plan Area (CPA) and the Wilmington-Harbor City Community Plan Area (CPA). The two community plan areas are collectively known as the Harbor LA Plans. The plan areas are geographically continuous of one another. The combined area of the Harbor LA Community Plans is approximately 15.3 square miles. The Harbor Gateway CPA contains approximately 3,229 acres and is situated in the southern portion of Los Angeles. The CPA is a narrow corridor which links the City's harbor, San Pedro, Wilmington and Harbor City communities to the main body of the City. The Harbor Gateway CPA is bordered by the South and Southeast Los Angeles CPAs to the north (at 120th Street); the cities of Gardena and Torrance to the west; and Carson and unincorporated Los Angeles County to the east; and it shares a common boundary with the Wilmington-Harbor City CPA to the south (at Sepulveda Blvd). The Wilmington-Harbor City CPA contains approximately 6,481 acres and is situated in the far southern portion of the City, near Los Angeles Harbor. It is bordered by the Harbor Gateway CPA to the north; the San Pedro CPA and the Port of Los Angeles to the south; and is adjacent to the cities of Torrance, Lomita, and Rancho Palos Verdes to the west; and the cities of Carson, Long Beach, and unincorporated Los Angeles County to the east. *The modification is located at the northwest corner of the intersection of McFarland Avenue and East Opp Street, Assessor Parcel Number (APN): 7425008009.*

IN ATTENDANCE:

Christopher Piña, City Planner, Jessica Alvarado, City Planner, and Michelle Singh, Principal City Planner, representing the Planning Department.

MOTION:

Commissioner Zamora moved to put forth the actions below in conjunction with the following Community Plan Update, as stated on the record:

The Proposed Plans include amending both the Policy Documents and General Plan Land Use Maps for the Harbor Gateway and Wilmington-Harbor City Community Plans. The Proposed Plans would also adopt several zoning ordinances to implement the updates to the Community Plans, including rezoning all parcels in the Harbor LA Plan Area to regulate specific uses and apply development standards (including height of structures, Floor Area Ratios, and site configuration) using the City's New Zoning Code. The amendments to the Policy Documents and the General Plan Land Use Maps for the Proposed Plans are intended to guide development through the year 2040 by establishing the City's broad planning goals, policies, and objectives, the arrangement of land uses and intensities, as well as specific development standards for the Plan areas. The Proposed Plans are intended to improve the link between land use and transportation in a manner that is consistent with the City's adopted General Plan Framework Element, Mobility Element, Senate Bill 375 and other state laws. Additionally, the proposed modifications to the

Wilmington-Harbor City Community Plan consist of a General Plan Amendment and Zone Change to the parcel located at 1020 North McFarland Avenue, including amendments to the General Plan Land Use Map and accompanying exhibits.

1. Recommend that the City Council instruct the Director of City Planning to amend the Environmental Protection Measures (EPMs) pursuant to Division 4C.13 (Environmental Protection) of the New Zoning Code as appropriate to implement the MMP;
2. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report (EIR) (City EIR No. ENV-2019-3379-EIR and State Clearinghouse No. 2019080248), as shown in Exhibit C7;
3. Direct staff to prepare a Final Environmental Impact Report, EIR findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration;
4. Recommend the City Council adopt the Resolution in Exhibit C to certify a Final EIR, adopt EIR findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program;
5. Instruct the Department of City Planning to finalize the necessary General Plan Land Use Maps, Zone Ordinances to be presented to the City Council, and authorize the Department of City Planning to make additional, non-substantive text edits to the Policy Documents and Land Use Designation Maps to correct typographical errors, and make other technical corrections/ modifications to the Zoning Ordinances as necessary, in addition to the modifications in Attachment 1;
6. Approve and recommend that the Mayor approve and the City Council adopt, pursuant to the Los Angeles Municipal Code (Chapter 1A) Section 13.B.1.1 and City Charter Section 555, the attached Resolution in Exhibit C to Amend the General Plan as follows:
 - a. Amend the General Plan Land Use Element and adopt the Proposed Plans as shown in Exhibit A with the modifications enumerated in Attachment 1; adopt the General Plan Land Use Map for the Proposed Plans, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit C3, with the modifications enumerated in Attachment 1, and the General Plan Land Use Maps and Matrices as shown in Exhibit C4 with the modifications in Attachment 1;
 - b. Amend the Mobility Plan 2035 to reclassify selected Street Designations and Enhanced Networks, as shown in Exhibit C6, with the modifications in Attachment 1;
 - c. Amend the Citywide General Plan Framework Element, as shown in Exhibit C5, with the modifications in Attachment 1;
7. Approve and recommend that the City Council adopt, pursuant to LAMC (Chapter 1A) Sections 1.5 and 13.B.1 and City Charter Section 558, the draft ordinance to amend the Zoning Map, as shown in Exhibit D1 (Zone Change Maps and Matrices), with the modifications in Attachment 1;
8. Approve and recommend that the City Council adopt, pursuant to LAMC (Chapter 1A) Sections 1.5, 13.B.1, 1.5.4 and City Charter Section 558, the Proposed Plans Community Benefits - Local Affordable Housing Maps as shown in Exhibit D4;
9. Approve and recommend that the City Council adopt, pursuant to LAMC (Chapter 1A) Sections 1.5, 13.B.1, 8.2.7, 8.2.8 and City Charter Section 558, the proposed Conservation District and Individual Historic Resource Review Supplemental Districts and Maps shown in Exhibit D3;
10. Approve and recommend that the City Council adopt, pursuant to LAMC (Chapter 1A) Sections 1.5, 13.B.1, 1.5.12 and City Charter Section 558, the proposed Hazardous Sites Maps shown in Exhibit D2;
11. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits C, C1, C3, C4, C5, C6 and C7) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC (Chapter 1A) Section 13.B.1 and the proposed zoning ordinances (Exhibits D1-D4 and E1 and E2) to the City Council, in accordance with City Charter Section 558 and LAMC Section 13.B.1;
12. Approve and recommend that the City Council adopt, the New Zoning Code Ordinance to amend Chapter 1 and 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and Amend the accompanying Zoning Code Maps established in Division 1.5. (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit E2), with the modifications in Attachment 1;

13. Adopt the Staff Recommendation Report as the Commission Report on the subject, including all recommended actions and thereby recommended the Proposed Plans in their entirety with the modifications enumerated in Attachment 1; and
14. Approve and recommend that the City Council adopt the Findings.

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

Moved: Zamora
Second: Lawshe
Ayes: Choe, Klein, Newhouse
Absent: Cabildo, Diaz, Mack, Saitman

Vote: 5 – 0

MOTION PASSED

At approximately 9:15 a.m. Commission President Lawshe announced that Commissioner Cabildo joined the meeting.

Before proceeding to open Item No. 5a, Commission President Lawshe announced that Commissioner Zamora would be recusing herself for the item.

ITEM NO. 5a

CPC-2024-4459-CU3

CEQA: ENV-2024-4460-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 02-01-25

PUBLIC HEARING – Completed November 19, 2024

PROJECT SITE: 5344, 5340, and 5330 South Alla Road;
12901, 12965, 12975, 12985, and 12995 West Coral Tree Place;
5305, 5361, and 5381 South Beethoven Street

IN ATTENDANCE:

David Woon, Planning Assistant, Esther Ahn, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department.

MOTION:

Commissioner Cabildo moved to put forth the actions below in conjunction with the following project, as stated on the record:

The Project proposes a change in the maximum enrollment for DK – 8th grade and preschool from 610 students (520 DK – 8th grade; 90 preschool) to 680 students (600 DK – 8th grade; 80 preschool).

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 and 15303, Class 1 and Class 3, 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.24(b) of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use to permit the relocation of the Developmental Kindergarten through 8th grade levels of a private school into an existing two-story office building within the M2-1 Zone and consisting of a maximum enrollment of 600 students;

3. Approve, Pursuant to LAMC Section 12.24 W.51, a Class 2 Conditional Use to permit a change to the maximum enrollment at an existing preschool/early childhood center to 80 students in the M2-1 Zone;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Cabildo
 Second: Choe
 Ayes: Klein, Lawshe, Newhouse
 Recuse: Zamora
 Absent: Diaz, Mack, Saitman

Vote: 5 – 0

MOTION PASSED

At approximately 9:23 a.m. Commission President Lawshe announced that Commissioner Zamora rejoined the meeting.

ITEM NO. 7

CPC-2024-3020-DB-VHCA

CEQA: ENV-2024-3021-PEIR;
 ENV-2013-622-EIR (SCH. No. 2013031038)
 Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt
 Last Day to Act: 01-23-25
 Continued from: 01-09-25

PUBLIC HEARING – Completed November 8, 2024

PROJECT SITE: 8931 – 8945 West Helms Place

IN ATTENDANCE:

Julissa Lopez-Hodoyan, Planning Assistant, Connie Chauv, Senior City Planner, Theodore Irving, Principal City Planner, representing the Planning Department; Aaron Green, representing the Applicant; and Hakeem Parke-Davis representing Council District 10 on behalf of Councilmember Hutt.

MOTION:

Commissioner Zamora moved to put forth the actions below in conjunction with the following project, as stated on the record:

Construction of a five-story, 61-feet-seven-inch-tall residential apartment building with 78 dwelling units (including 11 Very Low-Income units and one Extremely Low Income unit). The Project will be approximately 48,432 square feet in floor area, with a Floor Area Ratio (FAR) of 3.52:1. The Project will provide 17 parking spaces at an at-grade parking level. The site is currently improved with three one-story single-family dwellings, which will be demolished. No protected trees will be removed from the subject site; five existing, non-protected trees will be removed; there are no street trees along the public right-of-way, and a project grading of 1,500 cubic yards of soil.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No 2013031038 (“Program EIR”), certified on July 3, 2018, pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not

- identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
2. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 78 units, reserving 11 units for Very Low Income and one unit for Extremely Low Income Household occupancy for a period of 55 years, with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive for a Floor Area Ratio (FAR) of 3.52:1 in lieu of 2:1 otherwise permitted by Expo TNP Section 2.3.1 and Table F;
 - b. An Off-Menu Incentive for non-residential use of zero percent in lieu of the 20 percent otherwise required by Expo TNP Section 2.2.3 and Table E;
 - c. An Off-Menu Incentive for ground floor screening of zero feet in lieu of 25 feet for a portion of the frontage for parking and loading areas along Helms Place otherwise required by Expo TNP Section 4.2.5.C.1;
 - d. A Waiver of Development Standard for a reduction in required open space to 3,938 square feet of open space in lieu of 7,875 square feet otherwise required by LAMC Section 12.21. G.2;
 - e. A Waiver of Development Standard for a three-foot front yard setback in lieu of the 10 feet otherwise required by Expo TNP Section 4.2.1.A.1; and
 - f. A Waiver of Development Standard for a reduction in required trees to 10 trees in lieu of the 20 trees otherwise required by LAMC Section 12.21 G.2;
 3. Adopt the Conditions of Approval; and
 4. Adopt the Findings.

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

Moved: Zamora
 Second: Choe
 Ayes: Cabildo, Lawshe, Newhouse
 Nay: Klein
 Absent: Diaz, Mack, Saitman

Vote: 5 – 1

MOTION PASSED

Commission President Lawshe announced that Item Nos. 10, 11, and 12 would be taken out of order.

ITEM NO. 10

DIR-2023-2838-TOC-SPP-SPR-HCA-1A
 CEQA: ENV-2023-2839-CE
 Plan Area: Hollywood

Council District: 4 – Raman
 Last Day to Act: 02-24-25
 Continued from: 01-09-25

PUBLIC HEARING HELD

PROJECT SITE: 4579 West Hollywood Boulevard (4601 – 4627 West Hollywood Boulevard;
 4571 – 4579 West Hollywood Boulevard; 1561 North Lyman Place)

IN ATTENDANCE:

Danalynn Dominguez, City Planner and Jane Choi, Principal City Planner, representing the Planning Department; Haley Uno, representing the Appellant #1; and Warren Techentin, representing the Applicant.

MOTION:

Commissioner Klein moved to put forth the actions below in conjunction with the following project, as stated on the record:

Demolition of an existing commercial building and surface parking lot and the construction, use, and maintenance of a seven-story, 174,021 square-foot, 181-unit mixed-use building within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

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 - In-Fill Development Project), 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 appeal and sustain the Director of Planning's determination dated September 17, 2024;
3. Approve with Conditions, pursuant to Chapter 1, Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 4, to permit a project consisting of 181 residential units by reserving 20 dwelling units, equal to 11 percent of the total units, for Extremely Low Income Household Occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC Section 12.22 A.31, in addition to the following:
Additional Incentives:
 - a. Height. An up to 22-foot increase in the height requirement, allowing up to 97 feet in height in lieu of the permitted 75 feet per Subarea C of the Vermont/Western SNAP Specific Plan; An increase of one-story in height to the stepback requirement per the SNAP which requires buildings with a property line fronting on a Major Highway, including Hollywood Boulevard, have the second floor set back 10 feet from the first floor frontage; and
 - b. Open Space. An up to 25 percent reduction in the required open space, allowing a minimum of 14,625 square feet in lieu of the required 19,500 square feet of open space otherwise required;
4. Approve with Conditions, pursuant to the Chapter 1, LAMC Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 186,735, a Project Permit Compliance Review for the demolition of a commercial building and surface parking lot and the construction, use and maintenance of a seven-story, 174,021 square-foot, 181-unit mixed-use building within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
5. Approve with Conditions, pursuant to Chapter 1, LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50 or more dwelling units;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

Moved: Klein
Second: Cabildo
Ayes: Choe, Lawshe, Zamora
Nay: Newhouse
Absent: Diaz, Mack, Saitman

Vote: 5 – 1

MOTION PASSED

At approximately 10:44 a.m. Commission President Lawshe announced that Commissioner Zamora left the meeting.

ITEM NO. 11

CPC-2008-3470-SP-GPA-ZC-SUD-BL

CEQA: ENV-2008-3471-EIR (SCH. No. 1990011055)

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: N/A

PUBLIC MEETING – Completed October 23, 2024

PROJECT SITE: Warner Center 2035 Specific Plan Project Area

IN ATTENDANCE:

Sheila Toni, City Planner, representing the Planning Department.

MOTION:

Commission President Lawshe moved to put forth the actions below in conjunction with the following, as stated on the record:

A five-year status report on development in the Warner Center 2035 Specific Plan area for the five-year period from December 25, 2018 to December 25, 2023.

1. Approve the Warner Center 2035 Specific Plan Five-Year Status Report for the period between December 25, 2018 and December 25, 2023 pursuant to Section 10.4.2 of the Warner Center 2035 Specific Plan; and
2. Recommend to the City Council any actions necessary to ensure that the City's implementation of the Plan complies with its requirements and stated intents.

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

Moved: Lawshe
Second: Newhouse
Ayes: Cabildo, Choe, Klein
Absent: Diaz, Mack, Saitman, Zamora

Vote: 5 – 0

MOTION PASSED

ITEM NO. 12

CPC-2023-5657-DB-VHCA

CEQA: ENV-2023-5658-CE

Plan Area: West Los Angeles

Council District: 11 – Park

Last Day to Act: 01-23-25

PUBLIC HEARING – Completed October 4, 2024

PROJECT SITE: 1531 – 1535 South Sawtelle Boulevard

IN ATTENDANCE:

Isaiah Ross, City Planning Associate, and Connie Chauv, Senior City Planner, representing the Planning Department; Gary Benjamin, representing the Applicant.

MOTION:

Commission President Lawshe moved to put forth the actions below in conjunction with the following project, as stated on the record:

Construction, use and maintenance of a five-story, nine-unit multi-family residential development including one unit set aside for Very Low-Income Household, with zero automobile parking spaces and a total of 1,575 square feet of common open space.

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 – Infill Development), 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 of the Los Angeles Municipal Code, a Density Bonus Compliance Review for a Housing Development Project totaling nine dwelling units and setting aside 11 percent (one unit) as Very Low Income Restricted Affordable Units for a period of 55 years, with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a reduction in the required north side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone;
 - b. An Off-Menu Incentive to allow a reduction in the required south side yard setback to allow five feet in lieu of the otherwise required eight feet in the [Q]C2-1 Zone;
 - c. A Waiver of Development Standards to allow an increase in Floor Area Ratio (FAR) to 3.25:1 in lieu of the 1.5:1 FAR otherwise allowed in the [Q]C2-1 Zone; and
 - d. A Waiver of Development Standards to allow a height increase of 56-feet and five stories in lieu of the 45-feet or three stories otherwise required in the [Q]C2-1 Zone;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Lawshe
 Second: Klein
 Ayes: Cabildo, Choe, Newhouse
 Absent: Diaz, Mack, Saitman, Zamora

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

DIR-2023-4996-TOC-HCA-1A

CEQA: ENV-2023-4997-CE

Plan Area: Wilshire

Council District: 10 – Hutt

Last Day to Act: 01-23-25

Continued from: 01-09-25

PUBLIC HEARING HELD

PROJECT SITE: 1459 South Hi Point Street

IN ATTENDANCE:

Heather Bleemers, Senior City Planner, representing the Planning Department; Jamie T. Hall, representing the Appellant; Ernest Guidiano, representing the Applicant; and Hakeem Parke-Davis representing Council District 10 on behalf of Councilmember Hutt.

MOTION:

Commissioner Klein moved to put forth the actions below in conjunction with the following project, as stated on the record:

Construction, use, and maintenance of a new five-story, 19-unit residential building of which two dwelling units will be reserved for Extremely Low Income Households The Project will contain one, one-bedroom unit, 11 two-bedroom units, and eight three-bedroom units. The Project will rise to a maximum height of 57 feet and will comprise a floor area of 20,420 square feet with a Floor Area Ratio (FAR) of 1.5:1. The Project will provide 24 automobile parking spaces and a total of 22 bicycle parking. A total of 2,492 square feet will be dedicated to open space.

1. Determine, 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 and sustain the Planning Director’s determination dated May 8, 2024;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three Additional incentives for a qualifying Tier 3 project totaling 19 dwelling units, including two units reserved for Extremely Low Income (ELI) Household occupancy, for a period of 55 years:
 - Base Incentives:
 - a. Density. A 70 percent increase in density;
 - b. Floor Area Ratio (FAR). A 50 percent increase in FAR to permit a maximum of 3.75:1 FAR in lieu of the 3:1 as otherwise required by LAMC Section 12.21.1 A.1; and
 - c. Parking. Provide 0.5 spaces per unit.
 - Additional Incentives:
 - a. Height. Increase of 22 feet to a maximum of 57 feet;
 - b. Open Space. Up to a 25 percent reduction in the open space required; and
 - c. Side Yard Setbacks. Up to a 30 percent reduction in the required side yard setbacks to permit a minimum of 5’8” in lieu of the minimum eight feet, as otherwise required;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Klein
 Second: Choe
 Ayes: Cabildo, Lawshe, Newhouse
 Absent: Diaz, Mack, Saitman, Zamora

Vote: 5 – 0

MOTION PASSED

At approximately 11:57 a.m. Commission President Lawshe announced that Commissioner Zamora rejoined the meeting.

Before proceeding to open Item No. 9, Commission President Lawshe announced that Commission Vice President Newhouse would be recusing himself for the item and leaving the meeting.

ITEM NO. 9

DIR-2023-5190-TOC-HCA-1A
CEQA: ENV-2023-5191-CE
Plan Area: Southeast Los Angeles

Council District: 9 – Price Jr.
Last Day to Act: 01-23-25
Continued from: 01-09-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 3851 – 3855 South Grand Avenue

IN ATTENDANCE:

Maneri Roman, Planning Assistant, Anacany Hurtado, City Planner, representing the Planning Department; Bryan Eck, representing Appellant #1; Benny Tran and DJ Moore, representing Appellant #2; Gary Benjamin, representing the Applicant.

MOTION:

Commissioner Zamora moved to continue the matter to a date certain of April 10, 2025. Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Zamora
Second: Lawshe
Ayes: Cabildo, Choe, Klein
Absent: Diaz, Mack, Saitman, Zamora

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 10:25 a.m.



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



Monique Lawshe, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 25 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**