

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 25, 2019
VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS, CALIFORNIA 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: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:38 a.m. with Commission Vice President Vahid Khorsand and Commissioners David H. Ambroz, Caroline Choe, Helen Leung, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioner Mack was not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Lisa M. Webber, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commissioner Office Manager and Marcos G. Godoy, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Election of Officers
Commissioner Perlman nominated Commissioner Millman for Commission President. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Ambroz, Khorsand, Leung, Millman, Mitchell, Padilla-Campos
Absent: Mack

Vote: 8 - 0

MOTION PASSED

Commissioner Padilla-Campos nominated Commissioner Khorsand for Commission Vice-President. Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Padilla-Campos
Second: Perlman
Ayes: Ambroz, Choe, Khorsand, Leung, Millman, Mitchell
Absent: Mack

Vote: 8 - 0

MOTION PASSED

- Vince Bertoni, Director of Planning, had no report.

- Donna Wong, Deputy City Attorney reported on the following:
 - Sign Litigation regarding posted signs on temporary construction walls.
- Commission Request:
 - Commissioner David H. Ambroz made a request for a briefing regarding 5700 Wilshire Boulevard Project approved in August 2014 by the City Planning Commission.
- Minutes of Meeting:
Commissioner Khorsand moved to approve the Minutes of Meeting July 11, 2019.
Commissioner Millman seconded the motion and the vote proceeded as follows:

Moved: Khorsand

Second: Millman

Ayes: Ambroz, Choe, Leung, Mitchell, Padilla-Campos, Perlman

Absent: Mack

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Two 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

CPC-2017-1961-CU

CEQA: ENV-2017-1960-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Krekorian

Last Day to Act: 07-25-19

PUBLIC HEARING – Completed February 11, 2019; May 23, 2019

PROJECT SITE: 14011 West Archwood Street

IN ATTENDANCE:

Marianne King, City Planner, Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal Planner representing the Department; Benjamin Fiss, Pacific Zoning, LLC, and Nicole Walden representing the Applicant; Sona Undzhyan, Archwood House CLHF, Inc., Applicant; and Adrienne Asadoorian representing the Office of Councilmember Krekorian.

MOTION:

Commissioner Millman put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:

Conversion of an existing 3,358 square-foot single-family dwelling into a congregate living health facility with up to 12 beds. The facility will operate 24 hours a day with a staff of four employees and will provide a total of six on-site parking spaces and four bicycle spaces.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, 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.12 of the Los Angeles Municipal Code, a Conditional Use to permit a 10-bed congregate living health facility in the R1-1 Zone;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated July 23, 2019; and
4. Adopt the Findings.

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

Moved: Millman
Second: Ambroz
Ayes: Khorsand, Leung, Mitchell, Padilla-Campos, Perlman
Nay: Choe
Absent: Mack

Vote: 7 – 1

MOTION PASSED

President Millman recessed the meeting at 10:20 a.m. The meeting reconvened at 10:35 a.m. with Commissioners Ambroz, Choe, Khorsand, Leung, Mitchell, Padilla-Campos and Perlman in attendance.

ITEM NO. 07

DIR- 2019-366-TOC-1A
CEQA: ENV-2019-367-CE
Plan Area: Wilshire

Council District: 1 – Cedillo
Last Day to Act: 07-30-19

PUBLIC HEARING HELD

PROJECT SITE: 1047 South Mariposa Avenue;
1049, 1053, 1053 ½, 1055 South Mariposa Avenue

IN ATTENDANCE:

Nuri Cho, City Planning Associate, Iris Wan, City Planner and Jane Choi, Senior City Planner representing the Department; Eve Bachrach, Management Assistant, representing Housing & Community Investment Department; Christopher Murray, Rosenheim & Associates, Inc., representing the Applicant; Ellia Thompson, Ervin Cohen & Jessup, LLP, representing the Appellant, Martha Mendez-MacHoll, Appellant; and Gerald Gubatan, representing the Office of Councilmember Cedillo.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project with modifications, if any, stated on the record:

Construction, use and maintenance of a seven-story, multi-family residential building containing 41 dwelling units, including a market-rate manager's unit, seven units restricted to Very Low Income Households and 33 units restricted to Low Income Households. The building height will be a maximum of 79 feet, as measured from grade to the top of roof structures, and contain 36,266.5 square feet of residential floor area with a Floor Area Ratio (FAR) of 4.5:1. The Project will provide eight non-required automobile parking spaces, 40 bicycle parking stalls, and 3,909 square feet of open space, including an 890 square-foot recreation room and a 2,019 square-foot roof deck on the seventh floor, and 1,000 square feet of private balconies.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Class 32, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Deny the appeal and sustain the Planning Director's determination;
3. Approved with conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 4 project, totaling 41 dwelling units, reserving seven units for Very Low Income Household occupancy and 33 units for Low Income Household occupancy for a period of 55 years, with the following Base and Additional Incentives:
Base Incentives:
 - a. Residential Density. A 36 percent increase in the maximum density to permit a total of 41 dwelling units in lieu of 30 units as otherwise permitted by LAMC Section 12.11 C.4;
 - b. Floor Area Ratio (FAR). A 55 percent increase in the FAR to permit a maximum of 4.65:1 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
 - c. Parking. No required vehicular parking for residential units.Additional Incentives:
 - d. Rear Yard. A 35 percent reduction in the rear yard setback to permit a minimum of 12 feet, 4 inches in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3; and

- e. Open Space. A 25 percent reduction in the usable open space to require a minimum of 3,562.5 square feet in lieu of the minimum 4,750 square feet as otherwise required by LAMC Section 12.21 G.2;
- 4. Adopt the Conditions of Approval; and
- 5. Adopt the Findings.

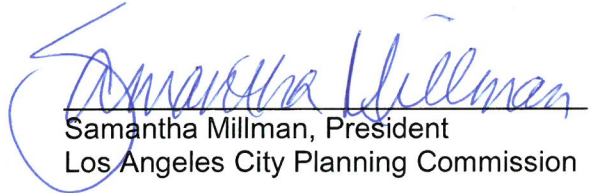
Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Ambroz, Khorsand, Leung, Millman, Mitchell, Padilla-Campos
Absent: Mack

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 11:30 a.m.



Samantha Millman, President
Los Angeles City Planning Commission



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 08 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**