

# COMMISSION MEETING AUDIO

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CITY PLANNING COMMISSION  
\*CORRECTED REGULAR MEETING AGENDA  
THURSDAY, APRIL 11, 2019 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

## 1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – March 28, 2019

## 2. [NEIGHBORHOOD COUNCIL PRESENTATION](#)

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

## 3. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. **DIR-2018-4508-TOC-1A**  
CEQA: ENV-2018-4509-CE  
Plan Area: Wilshire

Council District: 13 – O' Farrell  
Last Day to Act: 04-26-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4914 – 4920 West Melrose Avenue; 654 North Oxford Avenue

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new seven-story (75 feet) apartment building containing 42 dwelling units, of which 5 units will be set aside for Extremely Low Income Households. The project will provide a total of 25 automobile parking spaces located at grade and 39 bicycle parking spaces. The project will provide approximately 5,009 square feet of open space.

**APPEAL:**

Appeal of the February 8, 2019, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved 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 for a qualifying Tier 3 project totaling 42 dwelling units, reserving 5 units for Extremely Low Income Household occupancy for a period of 55 years, with the following two Additional Incentives:
  - a. RAS3 Yards. A 5-foot reduction to permit a northerly and southerly side yard setbacks of 5 feet, in lieu of the otherwise required 10 feet; and a 14-foot reduction to permit an easterly rear yard setback of 5 feet in lieu of the otherwise required 19 feet; and
  - b. Open Space. A 1,667 square-foot decrease from the open space requirement, allowing 5,009 square-feet in lieu of the otherwise required 6,675 square-feet.

**Applicant:** Chris Aiello, Harriman Capital, LLC  
Representative: Derek Sanders, Harriman Capital, LLC

**Appellant:** Helena Solomaho  
Representative: St. John of Kronstadt Memorial Fund,  
Assisted Living Home for the Elderly

**Staff:** Iris Wan, City Planner  
[iris.wan@lacity.org](mailto:iris.wan@lacity.org)  
(213) 978-1397

7. **DIR-2019-38-TOC-1A**  
CEQA: ENV-2019-39-CE  
Plan Area: Southeast Los Angeles

Council District: 8 – Harris-Dawson  
Last Day to Act: 05-07-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 283 West Imperial Highway

**\*PROPOSED PROJECT:**

Construction of a 5-story mixed-use residential building that will provide 54 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including 14 low income units as determined by the California Department of Housing and Community Development and 39 low income units as determined by the U.S. Department of Housing and Urban Development) and 900 square feet of ground-floor commercial. The building will have a maximum height of approximately 55 feet, and include approximately 33,501 square feet of floor area, with a Floor Area Ratio (FAR) of 2.175:1. The project provides 4 parking spaces located at-grade, and 47 long-term and 7 short-term bicycle parking spaces. The project includes grading of less than 500 cubic yards of dirt. The site is currently vacant.

**APPEAL:**

Appeal of the February 21, 2019, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Sections 15304 (Class 4), 15305 (Class 5), and 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; and
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities Affordable Housing Incentive Program for a project totaling 54 dwelling units, reserving 53 units for Low Income Household occupancy for a period of 55 years, with the following requested incentives:
  - a. Open Space. A 25 percent reduction from the open space requirement, allowing 4,050 square-feet in lieu of 5,400 square-feet;
  - b. Height. A one-story increase in the building height, allowing five stories in lieu of the four stories otherwise permitted by the C2-2D-CPIO Zone; and
  - c. Yard/Setback. A reduction in the required rear yard setback, allowing 5 feet per the RAS3 Zone in lieu of the 17 feet otherwise required per the C2-2D-CPIO Zone; and a reduction in the required easterly and westerly side yard setbacks, allowing 5 feet per the RAS3 Zone in lieu of the 8 feet otherwise required per the C2-2D-CPIO Zone.

**Applicant:** Isla de Los Angeles, LP

**Appellant:** Remona Henderson  
Representative: Patricia Henderson

**Staff:** Connie Chauv, City Planning Associate  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
(213) 978-0016

8. [DIR-2018-3411-TOC-1A](#)  
CEQA: ENV-2018-3412-CE  
Plan Area: Palms-Mar Vista-Del Rey

Council District: 11 – Bonin  
Last Day to Act: 04-11-19

### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2465-2467 South Purdue Avenue

#### **PROPOSED PROJECT:**

Demolition of an existing four-unit residential building and the construction, use, and maintenance of a new five-story, approximately 56 foot high apartment building with 17 residential units. The proposed building will encompass approximately 19,589 square feet of residential floor area. Two units of the 17 units will be reserved for Extremely Low Income Households and one unit will be reserved for Very Low Income Households.

#### **APPEAL:**

An appeal of the December 19, 2018, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Approved, pursuant to Sections 12.22 A.25(g) and 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities Affordable Housing Incentive Program project allowing a 70 percent increase in density for a Tier 3 project totaling 17 dwelling units reserving two units for Extremely Low Income Households and one unit reserved for Very Low Income Households for a period of 55 years along with the following three additional incentives:
  - a. Yards. A 30 percent reduction in side yard setbacks from 8-feet to 5-feet 7 ¼ - inches;
  - b. Open Space. A 25 percent reduction in required open space from 2,000 square feet to 1,500 square feet; and
  - c. Height. An 11-foot increase to permit maximum height of 56-feet in lieu of the permitted 45-feet.

**Applicant:** Michael Ghodsi, Franklin Views, LLC

**Appellants:** Jvttte P. Springer; Kathryn Schorr; Renne Chorpash;  
Scott Van Opdorp; and Yasin Alkhalesi

**Staff:** Jordann Turner, City Planner  
[jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
(213) 978-1365

9. [DIR-2018-4296-TOC-1A](#)  
CEQA: ENV-2018-4297-CE  
Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Koretz  
Last Day to Act: 04-15-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3716-3718 South Bentley Avenue

**PROPOSED PROJECT:**

Demolition of an existing duplex and the construction, use, and maintenance of a new, 17-unit, six-story, 67-foot tall building. The project will set aside two of the 17 units for Extremely Low Income Households. The project proposes to provide 21 automobile parking spaces, and a total of 19 bicycle parking spaces, including 17 long-term spaces and two short-term bicycle spaces. A total of 1,555 square feet of open space will be provided throughout the proposed project.

**APPEAL:**

A partial appeal of the February 14, 2019, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to State CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved 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 Affordable Housing Incentive Program along with the following three incentives for a Tier 3 project totaling 17 dwelling units, reserving two units for Extremely Low Income Household occupancy for a period of 55 years:
  - a. Side Yard. A 30 percent reduction of the northerly and southerly side yard setbacks, allowing minimum 6-foot, three-inch side yards in lieu of the otherwise required nine-foot side yards;
  - b. Open Space. A 25 percent reduction of the required open space, allowing a minimum of 1,481 square feet of open space in lieu of required 1,975 square feet of open space; and
  - c. Height. An increase of 22 feet, allowing a maximum height of 67 feet in lieu of the otherwise permitted 45 feet.

**Applicant:** Pirooz Amona  
Representative: Daniel Ahadian, Nur – Development|Consulting

**Appellants:** Monica Maioriello, Bentley Palm Apartments, LLC

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

**Please note that the City Planning Commission meeting of Thursday, April 25, 2019, has been canceled in observance of Passover.**

The next scheduled regular meeting of the City Planning Commission will be held on:

**Thursday, May 11, 2019**  
Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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