

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, APRIL 11, 2019**  
LOS ANGELES CITY COUNCIL CHAMBERS  
200 NORTH SPRING STREET, ROOM 340  
LOS ANGELES, CA 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](http://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 Ambroz, Caroline Choe, Marc Mitchell and Dana Perlman in attendance.

Commissioners Karen Mack and Veronica Padilla-Campos were not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Kevin J. Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy, Office Services Assistant and Rocky Wiles, City Planner.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince Bertoni, Director of Planning reported the following:
  - Earlier this week the Planning and Land Use Management committee (PLUM) considered two items that have gone through legislative process with the City Planning Commission. PLUM considered an amendment to the Sunset Bronson Studio Campus, specifically regarding district permitted signs. PLUM made a sign approval for the Coliseum Specific Plan regarding the sign district.
  - Department of City Planning is moving forward with the updates of all 35 Community Plans by the year 2024.
  - The Southwest Community Plan has started the outreach process for the Environmental Impact Report preparation.
- Amy Brothers, Deputy City Attorney had no report.
- Minutes of Meeting:  
Commissioner Ambroz moved to approve the Minutes of Meeting March 28, 2019.  
Commissioner Choe seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 1**

**MOTION PASSED**

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**ITEM NO. 2****NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3****GENERAL PUBLIC COMMENT**

There were no speakers who addressed the Commission during public comment.

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**ITEM NO. 4****RECONSIDERATIONS**

There were no requests for reconsideration.

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**ITEM NO. 5****CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**ITEM NO. 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 HELD**

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

**IN ATTENDANCE:**

Iris Wan, City Planner, Christina Toy-Lee, Senior City Planner, representing the Department; Michael Gonzales, Gonzales Law Group, and Stephen Albert, Architect, representing the applicant; Helena Solomaho, appellant.

**MOTION:**

Commissioner Ambroz 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 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.

1. Determine, 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 State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Planning Director's determination dated February 8, 2019, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, to approve the Transit Oriented Communities (TOC) Affordable Housing Incentive Program request to allow a 70-percent increase in density consistent with the provisions of the TOC Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 42 dwelling units, reserving five 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 setback 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;
  - b. Open Space. A 1,667 square-foot decrease from the open space requirement, allowing 5,009 in lieu of the otherwise required 6,675 square feet;
3. Adopt the Conditions of Approval, as modified by the Commission, including the revised Exhibit "A"; and
4. Adopt the Findings.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

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#### ITEM NO. 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 HELD**

**PROJECT SITE:** 283 West Imperial Highway

**IN ATTENDANCE:**

Connie Chauv, City Planning Associate, Faisal Roble, Principal City Planner representing the Department; Vanessa Luna and Audrey Peterson representing the applicant; Patricia Henderson representing appellant; Lucilaria Ibarra, Planning Deputy representing the Office of Council Member Harris-Dawson.

**MOTION:**

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

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.

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, 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;
2. Deny the appeal and sustain the Planning Director's determination dated February 21, 2019, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, approve 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;
  - 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;
3. Adopt the Conditions of Approval, as modified by the Commission, including Exhibit "A"; and
4. Adopt the Findings.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

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President Millman recessed the meeting at 9:57 a.m. The meeting reconvened at 10:06 a.m. with Commissioners Ambroz, Choe, Khorsand, Mitchell, Padilla-Campos and Perlman in attendance.

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**ITEM NO. 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 HELD**

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

**IN ATTENDANCE:**

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner representing the Department; Sina Khajavi, Architect, representing the applicant, Michael Ghodsi, applicant; Yasin Alkhalasi, Scott Van Opdorp, Katheryn Schorr, Renee Cjorpash, appellants.

**MOTION:**

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

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.

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
2. Deny the appeal and sustain the Planning Director's determination dated December 19, 2018, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, approve 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 with three units set aside for as affordable housing units; two units for Extremely Low Income Households and one unit for Very Low Income Households along with following three additional incentives:
  - a. Open Space. A 25 percent reduction in required open space from 2,000 square feet to 1,500 square feet;
  - b. Setbacks (Sides). A 30 percent reduction to permit side yard setbacks of 5 feet 7 ¼ -inches in lieu of minimum 8 feet required in the R3-1 Zone;
  - c. Height. A building height of 56 feet in lieu of the maximum 45 feet allowed in the R3-1 Zone;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated April 10, 2019; and
4. Adopt the Findings.

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

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

**Vote: 0 – 7**

## **MOTION FAILED**

### **MOTION:**

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

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.

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;
2. Deny the appeal in part and grant the appeal in part;
3. Sustain the Planning Director's determination dated December 19, 2018, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, approve 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 with three units set aside for as affordable housing units; two units for Extremely Low Income Households and one unit for Very Low Income Households along with following three additional incentives:
  - a. Open Space. A 25 percent reduction in required open space from 2,000 square feet to 1,500 square feet;
  - b. Setbacks (Sides). A 30 percent reduction to permit side yard setbacks of 5 feet 7 ¼ -inches in lieu of minimum 8 feet required in the R3-1 Zone;
  - c. Height. A building height of 56 feet in lieu of the maximum 45 feet allowed in the R3-1 Zone;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated April 10, 2019; and
4. Adopt the Findings.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

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President Millman announced Commissioner Choe left the meeting at 11:07 a.m.

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**ITEM NO. 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 HELD****PROJECT SITE:** 3716-3718 South Bentley Avenue**IN ATTENDANCE:**

Oliver Netburn, City Planner, Nicholas Hendricks, Senior City Planner representing the Department; Daniel Ahadian, Nur Development|Consulting, representing the applicant; Monica Maioriello, Bentley Apartments, LLC, appellant.

**MOTION:**

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

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.

1. Determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, 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 appeal in part and grant the appeal in part;
3. Sustain the Planning Director's determination dated February 14, 2019, pursuant to Section 12.22 A.31, of the Los Angeles Municipal Code, approve a Transit Oriented Communities Affordable Housing Incentive Program project;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

Commissioner Millman seconded the motion with a proposed amendment and Commissioner Ambroz proposed an additional amendment. Commissioner Padilla-Campos accepted the amendments and the vote proceeded as follows:

Moved: Padilla-Campos

Second: Millman

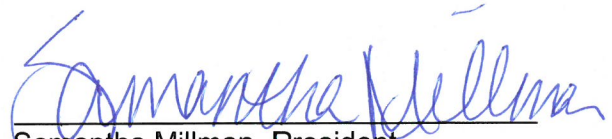
Ayes: Ambroz, Khorsand, Mitchell, Perlman

Absent: Choe, Mack

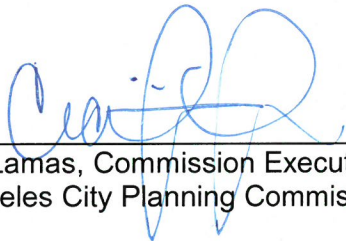
**Vote: 6 – 0**

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There being no further business before the Commission, the meeting adjourned at 11:27 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

**MAY 09 2019**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**