

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 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. 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 8:34 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Caroline Choe, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioners Helen Leung and Karen Mack were not in attendance.

Also in attendance were Kevin J. Keller, Executive Officer, Lisa Webber, Deputy Planning Director, Arthi L. Varma, Deputy Planning Director, and Amy Brothers, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commissioner Office Manager and Marcos G. Godoy, Office Service Assistant.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Kevin J. Keller, Executive Officer, introduced Ken Bernstein, Principal City Planner, to announce the Hollyhock House at Barnsdall Park was named Los Angeles’ first Unesco World Heritage site. It is the first Los Angeles site to receive inscription on the world heritage listing internationally and it is the first time Los Angeles has received such an honor.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no requests by the any of the Commissioners.
- Minutes of Meeting:
Commissioner Khorsand moved to approve the Minutes of Meeting June 13, 2019 and June 27, 2019. Commissioner Millman seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

ITEM NO. 3**GENERAL PUBLIC COMMENT**

One speaker addressed the Commission during general public comment.

Commissioner Mack joined the meeting at approximately 8:45 a.m.

ITEM NO. 4**RECONSIDERATIONS**

Commission President Millman announced a request for reconsideration for Case No. DIR-2018-6787-BSA-1A, site address, 55-57 East Windward Avenue. Daniel F. Freedman, Jeffer Mangels Butler & Mitchell LLP, representing the Applicant/ Appellant, submitted the request. Due to lack of jurisdiction, there was no motion for reconsideration by any of the Commissioners.

ITEM NO. 5**CONSENT CALENDAR**

There were no items on the Consent Calendar.

ITEM NO. 6**CPC-2017-1503-DB-CU-SPR**

CEQA: ENV-2017-1504-SCEA

Plan Area: Hollywood

Related Case: AA-2017-1505-PMLA

Council District: 13 – O'Farrell

Last Day to Act: 07-11-19

PUBLIC HEARING – Completed May 16, 2018

PROJECT SITE: 6650 – 6668 Franklin Avenue; 1855 North Cherokee Avenue

IN ATTENDANCE:

Jenna Monterrosa, City Planner and Nicholas Hendricks, Senior City Planner, representing the Department; Dana Sayles, ThreeSixty, representing the applicant; and Craig Bullock, representing the Office of Council Member O' Farrell.

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:

Maintenance of an existing historic, 10-story, 118-unit, 100% senior affordable multi-family building (The Montecito), and the construction of a 6-story, 68-unit, 100% senior affordable multi-family residential building. The new building (The Montecito II) is proposed at maximum height of 76'-8" tall and will contain 67 senior affordable housing units with one manager's unit, totaling 53,379 square feet of new building area, and approximately 7,000 square feet of recreation/open space area. The Montecito II will be physically connected to the existing Montecito Apartment building by way of a new common lobby providing access to both facilities, with shared amenities within. One unit within the existing building would be modified from a one bedroom to a studio to allow for the connection from the common lobby to the proposed new building.

1. Find, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-1504-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; Find that the City Council held a hearing on and adopted the SCEA on February 20, 2019 (CF 18-0412) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); Find the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA;
2. Approve, pursuant to CA Government Code Section 65915(f)(3) and Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus, to permit a 35 percent density bonus for a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99 percent of proposed units restricted to Low and Very Low Income Households in exchange for the following incentives:
 - a. An increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change;
 - b. A decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9 feet for a 6-story building pursuant to LAMC 12.11 C.2; and
 - c. A decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6-story building pursuant to LAMC 12.11 C.3;
3. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit, to permit a housing development project with a density increase greater than the maximum permitted in LAMC 12.22 A.25, for a total of 186 units;
4. Approve, pursuant to LAMC Section 16.05 C, Site Plan Review, to permit the construction, use, and maintenance of 50 or more new residential units;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated July 10, 2019; and

6. Adopt the Findings.

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

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

Vote: 8 – 0

ITEM NO. 7

DIR-2018-3691-TOC-SPP-WDI-1A

CEQA: ENV-2018-3692-SE

Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 08-14-19

PUBLIC HEARING HELD

PROJECT SITE: 418, 426, 430 North Firmin Street

IN ATTENDANCE:

Nuri Cho, City Planning Associate, Jane Choi, Senior City Planner, and Kevin Golden, City Planner representing the Department; Katherine Casey, Craig Lawson & Co., LLC, and Elisa Paster, Glaser Weil, representing the Applicant; Patricia Mendoza, Appellant; and Ricardo Flores, representing the Office of Council Member Cedillo.

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:

Demolition of a single-family residence and detached garage and relocation of a single-family residence located at 430 North Firmin Street to a vacant parcel located at 115 East Avenue and construction, use and maintenance of a seven-story, multi-family residential building with a total of 64 dwelling units consisting of 45 permanent supportive housing units reserved for Extremely Low Income Households and 19 units reserved for Low Income Households. One of the 19 units that will be reserved for Low Income Households will be a manager's unit.

1. Determine, based on the whole of the administrative record, that the project is statutorily exempt from CEQA, pursuant to CEQA Guidelines Sections 15192 and 15194, as found in the Findings Supporting a Statutory Exemption Pursuant to CEQA Guidelines Sections 15192 and 15194 and the Technical Modifications Memorandum dated June 25, 2019;
2. Deny the appeal and sustain the Director of Planning's Determination
3. Approve with Conditions, pursuant to the LAMC Section 12.22 A.31, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review, for a qualifying Tier 3 project, totaling 64 dwelling units, reserving 45 units for Extremely Low Income Household occupancy and 19 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 45-percent increase in the maximum density to permit a total of 64 dwelling units in lieu of 44 units as otherwise permitted by Section 6.F.1 of the Central City West Specific Plan;
 - b. Floor Area Ratio (FAR). A 45-percent increase in the maximum FAR to permit 4.35:1 in lieu of 3:1 as otherwise permitted by Section 6.C of the Central City West Specific Plan;
 - c. Parking. No required vehicular parking for all residential units;
 - d. Northerly Side Yard and Rear Yard. A 30-percent reduction in the minimum northerly side yard setback to permit seven feet in lieu of 10 feet as otherwise required by Section 6.F.1 of the Central City West Specific Plan, and a 30-percent reduction in the minimum rear yard setback to permit 13 feet, 4 inches in lieu of 19 feet as otherwise required by Section 6.F.1 of the Central City West Specific Plan;
 - e. Usable Open Space. A 25-percent reduction in the minimum usable open space to permit 5,307 square feet in lieu of 7,075 square feet as otherwise required by LAMC Section 12.21 G.2;
 - f. Common Open Space. A 17.1-percent reduction in the minimum common open space to permit 5,306 square feet in lieu of 6,400 square feet as otherwise required by Section 1 (a) of Appendix D of the Central City West Specific Plan;
 - g. Height. An 11-foot increase in the maximum building height to permit 86 feet in lieu of 75 feet as otherwise required by Section 6.C of the Central City West Specific Plan; and
4. Approve with Conditions, pursuant to LAMC Section 11.5. 7 C and the Central City West Specific Plan, Ordinance No. 173,455, a Project Permit Compliance Review, for the construction of a seven-story multi-family residential building consisting of 64 dwelling units;
 5. Dismiss a request for a Waiver of Dedication and Improvement, pursuant to LAMC Section 12.37 1.3, to waive a seven-foot dedication and sidewalk improvement to complete a 25-foot half right-of-way on the east side of Firmin Street adjoining the project site's street frontage, inasmuch as Firmin Street is designated a Local Street - Limited and the project is not subject to dedication and improvement requirements per LAMC Section 12.37 A;
 6. Adopt the Modified Conditions of Approval, including Staff's Technical Modification dated June 25, 2019; and
 7. Adopt the Findings, as amended by the Commission.

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

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

Vote: 8 – 0

MOTION PASSED

President Millman recessed the meeting at 10:48 a.m. The meeting reconvened at 11:00 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Mitchell, Padilla-Campos and Perlman in attendance.

ITEM NO. 8**CPC-2019-1013-MSC**

CEQA: ENV-2019-1014-CE

Plan Area: Wilshire

Council District: 4 – Ryu

Last Day to Act: 09-11-19

PUBLIC HEARING – Completed May 6, 2019

PROJECT SITE: Windsor Square Historic Preservation Overlay Zone (generally bounded by Beverly Boulevard to the north, Wilshire Boulevard to the south, both sides of Van Ness Boulevard to the east, and both sides of Arden Boulevard to the west, but excluding commercial and multi-family R3 zoned lots).

IN ATTENDANCE:

Kimberly Henry, City Planning Associate, Melissa Alofaituli, City Planner, and Ken Bernstein, Principal City Planner, representing the Department.

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:

Update of the Preservation Plan for the Windsor Square Historic Preservation Overlay Zone (HPOZ).

1. Determine, based on the whole of the administrative record, that the Project is categorically exempt under the State CEQA Guidelines, Sections 15308 and 15331, Class 8 and Class 31, and there is no substantial evidence demonstrating that an exception to the categorical exemptions pursuant to CEQA Guidelines Section 15300.2 applies;
2. Adopt and recommend, pursuant to Los Angeles Municipal Code Section 12.20.3 E.4 the adoption of the proposed Preservation Plan for the Windsor Square HPOZ; and
3. Adopt the Findings, as amended by the Commission.

Commissioner Choe seconded the motion and Commissioner Perlman offered a friendly amendment. Commissioners Ambroz and Choe agreed to the amendment and the vote proceeded as follows:

Moved: Ambroz

Second: Choe

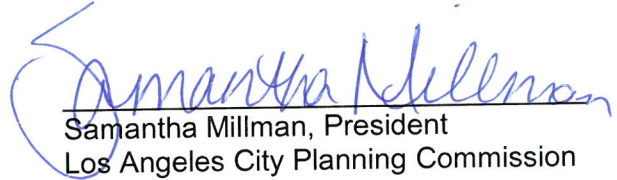
Ayes: Khorsand, Mack, Millman, Mitchell, Padilla-Campos, Perlman

Absent: Leung

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 11:46 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

JUL 25 2019

CITY PLANNING DEPARTMENT
COMMISSION OFFICE