

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JUNE 10, 2021
(VIA TELECONFERENCE)

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.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted via Zoom Video Webinar and telephonically.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Caroline Choe and Commissioners Renee Dake-Wilson, Helen Leung, Yvette López-Ledesma, Karen Mack and Dana Perlman.

Commissioner Jenna Hornstock was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Shana M. M. Bonstin and Arthi Varma, Deputy Director's and Amy Brothers, Deputy City Attorney. Commission Office staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos Godoy and Denise Otero, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, provided an update report on City Council Actions for Entitlement Cases Considered by the City Planning Commission.
- Amy Brothers, Deputy City Attorney, had no report.
- Commission Requests:
Commissioner Mack mentioned Equity Day Part II coming to the City Planning Commission on June 24, 2021, which is scheduled after DTLA Community Plan Update review. Commissioner Mack encouraged her fellow Commissioners to take this opportunity to think about Equity and Practices.
- Meeting Minutes:
The meeting minutes of May 13, 2021 were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no 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 Millman announced item no. 7 would be taken out of order.

ITEM NO. 7

CPC-2019-7522-VZC-CU-SPR

CEQA: ENV-2019-7523-MND

Plan Area: Wilshire

Council District: 5 – Koretz

**Last Day to Act: 06-10-21

PUBLIC HEARING – Completed July 15, 2020

PROJECT SITE: 1434 – 1456 South Robertson Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Eric Lieberman, representing the Applicant.

MOTION:

Commissioner Perlman moved to continue the item to a date certain of September 9, 2021. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Dake-Wilson, Leung, López-Ledesma, Mack, Millman
Absent: Hornstock

Vote: 7 – 0

MOTION PASSED

Commission President Millman announced item no. 5a would be removed from the consent calendar.

ITEM NO. 5a
(Consent Calendar)

CPC-2020-5508-DB-CU-HCA

CEQA: ENV-2020-5509-CE

Plan Area: Palms – Mar Vista – Del Rey

Los Angeles Coastal Transportation Corridor

Related Case: VTT-83082-CN-HCA

Council District: 11 – Bonin

**Last Day to Act: 06-10-21

PUBLIC HEARING – Completed January 20, 2021

PROJECT SITE: 13481 – 13485 West Beach Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Stephanie Escobar, Planning Assistant, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Brian Silveira, representing the Applicant.

MOTION:

Commissioner Dake-Wilson put forth the actions below in conjunction with approval of the following Project with modifications, if any, stated on the record:

Demolition of an existing single-family home and triplex and the construction, use, and maintenance of a new 22,063 square-foot seven-story residential development consisting of 27 condominium units (with seven units reserved for Very Low Income Households). A total of 14 parking spaces would be provided in one surface parking level and one level of subterranean parking.

1. Find, Pursuant to CEQA Guidelines, Section 15332, Class 32 an Exemption from CEQA and that 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(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of 27 dwelling units, of which seven will be set aside for Very Low Income households and with the following Incentives and Waivers of Development Standards:
 - a. An On-Menu incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22 A.25;
 - b. An Off-Menu Incentive to permit a 30-foot six-inch increase in height to allow a maximum height of 85 feet six inches with a step back at 67 feet six inches height in lieu of the 45-foot height allowed pursuant to the Glencoe-Maxella Specific Plan;
 - c. An Off-Menu Incentive to permit a 59 percent increase in Floor Area Ratio (FAR) to allow an FAR of 2.78:1 in lieu of the maximum 1.75:1 FAR;
 - d. A Waiver of Development Standard to permit a 36 percent reduction is required easterly side yard setback to allow six feet and five inches side yard in lieu of the required 10 feet side yard setback pursuant to LAMC 12.11 C.3;
 - e. A Waiver of Development Standard to permit a 21 percent reduction in required rear yard setback to allow a 15-foot rear yard setback in lieu of the required 19-foot rear yard setback pursuant to LAMC 12.11 C.3; and
 - f. A Waiver of Development Standard to permit 14 parking spaces in lieu of the 28 required parking spaces pursuant to LAMC 12.21 A.4, where six of the 14 parking spaces are compact;
3. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Dake-Wilson
Second: Choe
Ayes: Leung, López-Ledesma, Mack, Millman, Perlman
Absent: Hornstock

Vote: 7 – 0

MOTION PASSED

ITEM NO. 6

DIR-2020-5861-TOC-DRB-SPP-HCA-1A

CEQA: ENV-2020-5862-CE

Plan Area: Westwood

Council District: 5 – Koretz

**Last Day to Act: 06-01-21

Continued from: 05-27-21

PUBLIC HEARING HELD

PROJECT SITE: 10939 – 10949 West Ohio Avenue; 1450 South Veteran Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Dylan Sittig, City Planning Associate, Elizabeth Gallardo, City Planner and Michelle Singh, Senior City Planner representing the Department; Dana Lydon, representing the Applicant; Vojin Hadzi-Pavlovic, Appellant; and Daniel Skolnick, representing the office of Councilmember Koretz.

At approximately 9:08 a.m. Commission President Millman recessed the meeting to allow the Appellant to join the Zoom Teleconference meeting. The meeting re-convened at 9:11 a.m. with Commissioners Choe, Dake-Wilson, Leung, López-Ledesma, Mack and Perlman in attendance.

MOTION:

Commissioner Lopez-Ledesma put forth the actions below in conjunction with approval of the following Project with modifications, if any, stated on the record:

Demolition of the existing apartment building, garages, and all other on-site structures and the construction of a new six-story, maximum 64-foot eight-inch in height, 18,732 square foot, apartment building consisting of 18 units. Two levels of subterranean parking are proposed consisting of 16 parking spaces. The Project requires a haul route for 5,000 cubic yards of dirt. One existing Street Tree will be removed. The Project reserves one unit for Extremely Low Income and two units for Very Low Income occupancy for a period of 55 years.

1. Determine, that 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, 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 appeal and sustain the Planning Director's determination dated February 2, 2021;
3. Approve, pursuant to Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program for a project totaling 18 dwelling units, reserving one unit for Extremely Low Income and two unit for Very Low Income occupancy for a period of 55 years, with additional incentives:
 - a. Floor Area Ratio (FAR). A maximum FAR of 4.1:1 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
 - b. Residential Parking. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half space per unit;
 - c. Open Space. A 25 percent reduction in the open space requirement, allowing at least 1,350 square feet in lieu of the 1,800 square feet otherwise required;
 - d. Open Space. A 25 percent reduction from the Specific Plan's open space location requirement to allow 56.25 percent (760 square feet) of open space to be provided on the ground floor in lieu of the requirement that 75 percent of open space be provided on the ground floor; allowing the remaining 43.75 percent (590 square feet) of open space to be provided above the ground floor for a total of 1,350 square feet of open space; and
 - e. Yard/Setback. A 30 percent reduction in the north and south side yard setbacks, allowing six feet four inches in lieu of the nine-foot side yard setbacks otherwise required in the [Q]R4-1L Zone and Westwood Community Multi-Family Specific Plan;

4. Approve with Conditions, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance and Design Review in the Westwood Community Multiple Family Specific Plan for the Project;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Lopez-Ledesma
Second: Perlman
Ayes: Choe, Dake-Wilson, Leung, Mack, Millman
Absent: Hornstock

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

DIR-2020-4249-TOC-SPP-VHCA-1A

CEQA: ENV-2020-4250-CE

Plan Area: Hollywood

Council District: 13 – O'Farrell

**Last Day to Act: 06-14-21

PUBLIC HEARING HELD

PROJECT SITE: 4750 West Santa Monica Boulevard;
4750 – 4760 West Santa Monica Boulevard;
1033 – 1039 North New Hampshire Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Danalynn Dominguez, City Planning Associate, Valentina Knox-Jones, City Planner, Deborah Kahen, Senior City Planner and Jane Choi, Principal City Planner representing the Department; Todd Nelson, representing the Applicant; Eric Moore, the Appellant.

MOTION:

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

Demolition of one existing commercial building, one storage building, one two-story single-family dwelling and accessory buildings; and the construction, use and maintenance of an eight-story, mixed-use building, with two levels of subterranean parking, 76,650 square feet of floor area, consisting of 85 dwelling units and 1,137 square feet of commercial floor area, within Subarea C of the Vermont/Western 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 Planning Director's determination dated March 12, 2021;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), an 80 percent increase in density, 36 percent increase in Floor Area Ratio (FAR), and no residential parking spaces consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 4 project totaling 85 dwelling units, reserving 10 units

for Extremely Low Income Household occupancy for a period of 55 years, with the following two Additional Incentives:

- a. Height. A 22-foot increase in height to permit 97 feet of maximum building height in lieu of the maximum 75 feet otherwise permitted per the underlying zone;
 - i. An increase of 11 feet in height to the setback requirement per the SNAP which requires that no portion of any structure located in Subarea B or C shall exceed more than 30 feet in height within 15 feet of the front property line, along Santa Monica Boulevard; and
 - ii. An increase of one-story in height to the setback requirement per the SNAP which requires that all buildings with a property line fronting on a major highway, including Santa Monica Boulevard, have the second floor set back 10 feet from the first floor; and
 - b. Open Space. A 25 percent reduction to permit a minimum 6,919 square feet of overall usable open space in lieu of the minimum 9,225 square feet otherwise required;
4. Approve with Conditions, pursuant to 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 one commercial building, one storage building, one two-story single-family dwelling and accessory buildings; and the construction, use and maintenance of an eight-story, mixed-use building, with two levels of subterranean parking, 76,650 square feet of floor area, consisting of 85 dwelling units and 1,137 square feet of commercial floor area, within Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan;
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

Commissioner Dake-Wilson seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Dake-Wilson
Ayes: Choe, Leung, López-Ledesma, Mack, Millman
Absent: Hornstock

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9

DIR-2020-1881-SPR-TOC-VHCA-1A

CEQA: ENV-2020-1882-CE

Plan Area: Wilshire

Council District: 10 – Ridley-Thomas

****Last Day to Act: 06-16-21**

PUBLIC HEARING HELD

PROJECT SITE: 815 – 831 South Kingsley Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Chi Dang, City Planning Associate, Griselda Gonzalez, City Planner, Deborah Kahen, Senior City Planner and Jane Choi, Principal City Planner representing the Department.

MOTION:

Commissioner Dake-Wilson 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 seven-story, 77-foot 11-inch-tall multi-family residential building containing approximately 108,070 square feet of floor area and 114 residential units on a 26,617 square foot site. The Project will reserve 12 dwelling units for Extremely Low Income Households, with a unit mix of one studio unit, 20 one-bedroom units, 41 one-bedroom units with a den, and 52 two-bedroom units. The Project will provide 159 vehicular parking spaces located within the ground floor and two-level

subterranean parking garage and a minimum of 118 bicycle parking spaces consisting of 110 long term and 8 short term bicycle parking stalls. The Project proposes 10,482 square feet of open space, including 2,700 square feet of private decks, a 1,741 square-foot courtyard, a 3,820 square-foot roof deck, 967 square-foot fitness room, a 600 square-foot common resident use area and a 653 square-foot club room. The Project is providing 1,569 square feet of landscaping and thirty 24-inch box trees. The Project will export approximately 21,000 cubic yards of excavated earth.

1. Determine, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and 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 March 18, 2021;
3. Approve 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 3 project, totaling 114 dwelling units, reserving 12 units for Extremely Low-Income Household occupancy for a period of 55 years, with the following Additional Incentives:
 - a. Open Space. A 3,431 square foot reduction in the usable open space, permitting 10,482 square feet in lieu of the otherwise required 13,725 square feet pursuant to LAMC Section 12.21 G.2;
 - b. Side Yard Setback. A reduction to the northerly and southerly side yard setbacks to seven feet, in lieu of the minimum 10 feet as otherwise required in the R4-2 Zone; and
 - c. Rear Yard Setback. A reduction to the westerly rear yard setback to 13 feet, three inches, in lieu of the 19 feet otherwise required in the R4-2 Zone;
4. Approve with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a seven-story, multi-family residential building containing approximately 108,070 square feet of floor area and 114 residential units, on a 26,617 square-foot site. The building will have a maximum height of approximately 77 feet, 11 inches measured from Grade to the highest point of the parapet. The Project will provide 159 vehicular parking spaces located within the ground floor and two-level subterranean parking garage. The Project will provide 110 long-term spaces and eight short-term bicycle spaces for a total of 118 total bicycle parking spaces. The Project will provide 10,482 square feet of usable open space and thirty trees. The Project will export approximately 21,000 cubic yards of excavated earth;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Dake-Wilson
Second: Choe
Ayes: Leung, López-Ledesma, Mack, Millman, Perlman
Absent: Hornstock

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 10:14 a.m.

Cecilia Lamas (Electronic Signature due to COVID-19)
Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

City Planning Commission

Meeting Minutes

Samantha Millman
Samantha Millman, President
Los Angeles City Planning Commission
ADOPTED
CITY OF LOS ANGELES

JUN 24 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

June 10, 2021