

LOS ANGELES CITY PLANNING COMMISSION  
**UNOFFICIAL** MINUTES  
THURSDAY, JULY 8, 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](http://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, Helen Leung, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson.

Commissioner Jenna Hornstock was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber and Shana M. M. Bonstin 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 G. Godoy and Diego Vasquez, Administrative Clerks.

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**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Vince P. Bertoni, Director of Planning, introduced Nicholas Maricich, Principal City Planner who provided an update on the release of the Draft Housing Element Ordinance prepared.
- Amy Brothers, Deputy City Attorney, reported that on Tuesday, July 6, 2021 a trial court awarded the City of Los Angeles a one million dollar attorney fee award for a successful anti-SLAPP motion brought by youth and environmental groups against the California Independent Petroleum Association.

Commissioner Perlman requested an update regarding the recent decision for the Flower Mart case.

- Commissioner Leung requested a tracking database for pending policy items and pending motions made by City Council or the Planning and Land Use Committee to help facilitate information regarding changes.
- Meeting Minutes:  
Commissioner Wilson moved to approve the Minutes of Meeting June 17, 2021. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**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**

Several speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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Commission President Millman announced Item no. 5a was removed from the consent calendar.

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**ITEM NO. 5a**  
(Consent Calendar)

**CPC-2020-6467-CU-CPIOA**  
CEQA: ENV-2020-6468-CE  
Plan Area: South Los Angeles

Council District: 9 – Curren D. Price, Jr.  
\*\*Last Day to Act: 07-20-21

**PUBLIC HEARING** – Completed June 9, 2021

**PROJECT SITE:** 6100, 6106, 6110, 6114 South Hoover Street;  
716 West 61st Street

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Daisy Benicia, City Planning Associate, Connie Chauv, City Planner, Michelle Singh, Senior City Planner representing the Department; and Tiffany Moore, Applicant and Donna Shen Tripp, representing the Applicant.

**MOTION:**

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

Construction, use, and maintenance of a new three-story public charter middle school (Grades 5 – 8) with a combined maximum enrollment of 500 students. The building will include 22 classrooms, a multi-purpose room, administrative offices, and outdoor recreational area at grade level. The building will be 45 feet in height with a Floor Area Ratio (FAR) of 1.3:1 totaling 35,320 square feet. The Project will provide one subterranean level of parking comprised of 18 vehicular parking spaces and will provide 88 long-term and two short-term bicycle parking spaces. The site is currently vacant. No trees are on the subject site or adjacent public right-of-way. The Project will involve the grading and export of approximately 9,000 cubic yards of soil.

1. Determine, that based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32), 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 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the construction, use, and maintenance of a public charter school for Grades 5-8 in the C2-1VL-CPIO Zone;
3. Approve, pursuant to LAMC Section 13.14 G.3, a CPIO Adjustment to allow a 16 percent decrease in the Ground Floor Primary Frontage requirement, to locate the Ground Floor along 63.33 percent of the Primary Frontage, in lieu of 75 percent otherwise required by South Los Angeles CPIO Section II-2.C.2;
4. Approve, pursuant to LAMC Section 13.14 G.3, a CPIO Adjustment to allow a 16 percent decrease in the Active Floor Area requirement, to provide the Ground Floor with Active Floor Area and Pedestrian Amenities along 63.33 percent of the Primary Frontage, in lieu of 75 percent otherwise required by South Los Angeles CPIO Section II-2.D.4;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated July 7, 2021; and
6. Adopt the Findings.

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

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

**Vote: 7 – 0**

#### **MOTION PASSED**

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Commission President Millman announced her recusal from item no. 6 and Commission Vice President Choe chaired the meeting.

At approximately 9:48 a.m. Commission President Millman left the zoom webinar/teleconference meeting.

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#### **ITEM NO. 6**

##### **CPC-2019-6289-GPA-ZC-HD**

CEQA: ENV-2019-6290-MND

Plan Area: South Los Angeles Community Plan

Council District: 9 – Curren D. Price, Jr.

**\*\*Last Day to Act: 07-08-21**

**PUBLIC HEARING** – Completed April 2, 2021

**PROJECT SITE:** 640 – 700 West 27<sup>th</sup> Street

##### **IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Sergio Ibarra, City Planner, Michelle Singh, Senior City Planner representing the Department; Alfred Fraijo, representing the Applicant; and Sherilyn Correa, representing the Office of Councilmember Curren D. Price, Jr.

##### **MOTION:**

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

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

Vote: 6 – 0

**MOTION PASSED**

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There being no further business before the Commission President Millman adjourned the meeting at 11:02 a.m.

*Samantha Millman*

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Samantha Millman, President  
Los Angeles City Planning Commission

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

**ADOPTED**  
CITY OF LOS ANGELES

**JUL 22 2021**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**