

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 14, 2023 AFTER 8:30 A.M.
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC09-14-23>) by Monday, September 11, 2023. Compliant Day of Hearing Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Samantha Millman, President
Caroline Choe, Vice President
Maria Cabildo, Commissioner
Ilissa Gold, Commissioner
Monique Lawshe, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Jacob Noonan, Commissioner
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.

YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/84856331778> AND USE MEETING ID: 848 5633 1778 AND PASSCODE 033507. Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the City Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 848 5633 1778** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 033507**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted.

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission

retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Election of Officers
- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – April 27, 2023; May 11, 2023; May 25, 2023

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations 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 by email to cpc@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken 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.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 848 5633 1778** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 033507**.

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 9.3, 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 (NO ITEMS)

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. CPC-2022-5429-GPA-VZC-HD-CUB

CEQA: ENV-2009-271-EIR-ADD3
Plan Area: South Los Angeles

Council District: 9 – Price Jr.
Last Day to Act: 10-30-23

PUBLIC HEARING – Completed August 16, 2023

PROJECT SITE: 902 – 944 West 30th Street; 3011 – 3111 South University Avenue;
3042 – 3126 South Hoover Street; 835 – 847 West 32nd Street

PROPOSED PROJECT:

Replacement of an existing soccer field (McAllister Field) with a new athletic stadium for the University of Southern California (USC) Women's Soccer and Lacrosse teams. The proposed stadium would consist of three levels with a maximum height of 55 feet, 27,714 square feet of floor area, 2,202 fixed seats and 2,458 total occupants including standing room areas. The east side of the stadium consists of a two-story pavilion level with a height of 15 feet. A six-foot-tall fence is proposed along the 30th Street frontage and a continuous 12-foot-tall sports netting system would be installed on the east, north, and west sides of the stadium. The Project will also include the sale and dispensing of beer and wine for on-site consumption during stadium events.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2009-271-EIR, certified on January 30, 2009, and adopt the Addendum dated July 2023;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to change the land use designation on the subject property from Medium Residential to Community Commercial in the South Los Angeles Community Plan area;
3. Pursuant to LAMC Section 12.32, a Vesting Zone Change and Height District Change from R3-1-O to C2-2D-O; and
4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use permit to allow the sale and dispensing of beer and wine for on-site consumption in the C2 Zone.

Applicant: Bryan Eck, University of Southern California

Staff: Stephanie Escobar, City Planning Associate
stephanie.escobar@lacity.org
(213) 978-1492

7. [CPC-2022-5401-CA; CPC-2023-3653-ZC](#)

CEQA: ENV-2022-5286-EIR

Plan Area: Citywide

Council District: All
Last Day to Act: 11-20-23

PUBLIC HEARING – Completed on July 12, 2023

PROJECT SITE:

The Proposed Transportation Communication Network (TCN) Supplemental Use District (SUD) is dispersed Citywide on 49 parcels owned by the Los Angeles County Metropolitan Transportation Authority (Metro). The parcels can be contiguous and non-contiguous and are predominately adjacent to freeways and major roads within the City including, but not limited to, the 2, 5, 10, 90, 110, 101, 118, 170 and 405 freeways. The TCN SUD includes individual parcels in the communities of Atwater Village, Boyle Heights, Downtown, Echo Park, Encino, Glassell Park, Granada Hills, Hollywood, North Hollywood, Pacoima, Palms, Sherman Oaks, South LA, Sun Valley, Sylmar, Van Nuys, West LA, and Westchester.

PROPOSED AMENDMENT:

A code amendment amending Sections 12.32 and 13.00 and establishing Section 13.11.1 of Chapter 1, and a parallel edit to establish a new Section in Article 8 of Chapter 1A, of the Los Angeles Municipal Code (LAMC) to create a new “Transportation Communication Network,” or “TCN,” Supplemental Use District (SUD), and a Zone Change to apply the TCN District and its regulations and permissions to specific properties owned by Metro within the City. The TCN SUD will permit Metro to install sign structures, including digital display signs, on up to 49 properties owned by Metro. The ordinance proposes specific operational standards, location restrictions, and maintenance requirements for the structures and digital displays. The TCN SUD incorporates a required program for the removal of existing static off-site signs both on Metro owned property and private property resulting in a net reduction in off-site signage within the City. The TCN SUD ordinance details these regulations and requirements, and identifies the Metro owned properties subject to the provisions of the ordinance.

REQUESTED ACTIONS:

1. Find, based on the independent judgment of the decision maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. ENV-2022-5286-EIR (State Clearinghouse No. 2022040363), certified by the Los Angeles County Metropolitan Transportation Authority (Metro) Board of Directors on January 26, 2023; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated August 2023, that no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approve and Recommend that the City Council adopt the proposed Ordinance with staff’s proposed modifications listed in the Staff Recommendation Report incorporated into the Ordinance;
3. Approve and Recommend that the City Council adopt the Zone Change (Exhibit E) to permit the establishment of a non-contiguous Supplemental Use District, called the Transportation Communication Network, on property owned by Metro with staff’s proposed modifications listed in the Staff Recommendation Report incorporated into the Ordinance;
4. Adopt the Staff Recommendation Report as the Commission’s Report on the subject; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Andrew Pennington, City Planner
andrew.pennington@lacity.org
(213) 978-1395

****THE FOLLOWING ITEM WILL BE HEARD AFTER 12:00 P.M.****

8. [ZA-2022-8997-ZAI-1A](#)

CEQA: N/A
Plan Area: Citywide

Council District: All
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED PROJECT:

A Zoning Administrator's Interpretation (ZAI) applicable to all oil/gas well operations in the City of Los Angeles, issued by the Chief Zoning Administrator on January 17, 2023, interpreting the meaning of "well maintenance" in the Los Angeles Municipal Code (LAMC), as activities triggering a rework permit from the California Geologic Energy Management Division and/or online notification per South Coast Air Quality Management District Rule 1148.2.

The issuance of this ZAI that defines "well maintenance" is not a "project" as that term is defined by CEQA Guidelines, Section 15378. However, even if this ZAI is determined to be a project for purposes of CEQA, it was evaluated in the Initial Study prepared by the City to support the Mitigated Negative Declaration prepared for the Oil and Gas Drilling Ordinance (Ordinance 187,709).

APPEAL:

Appeals of the January 17, 2023, Zoning Administrator's Interpretation which:

1. Pursuant to Section 12.21 A.2 of the Los Angeles Municipal Code, the Zoning Administrator's Interpretation (ZAI) interprets what drill site activities qualify as "well maintenance". Well maintenance for oil and gas extraction sites shall be interpreted as any scope of work that meets either of the following two criteria:
 - a. A scope of work that requires a Notice of Intention "Rework Permit" to carry out a rework project on a well from the California Geologic Energy Management Division (CalGEM); or
 - b. A scope of work that requires online notification per the South Coast Air Quality Management District's (SCAQMD) Rule 1148.2 - "Notification and Reporting Requirements for Oil and Gas Well and Chemical Suppliers". Interprets the meaning of "well maintenance" in the LAMC, and as relating to all oil/gas well operations in the City of Los Angeles.

Applicant: City of Los Angeles

- Appellants:**
1. Jessica Bradley, Warren Resources Inc.
Representatives: Megan Sammut, Day Carter Murphy LLP
 2. E&B Natural Resources Management Corporation
Representative: Nicki Carlsen, Alston & Bird
 3. Western States Petroleum Association (WSPA) and Native Oil Producers & Employees of California (NOPEC)
Representative: Sigrid Waggener, Manatt, Phelps and Phillips LLP

Staff: Edber Macedo, City Planning Associate
edber.macedo@lacity.org
(213) 978-1198

The next regular meeting of the City Planning Commission will be held on **Thursday, September 28, 2023 at 8:30 a.m.**

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.