

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, DECEMBER 16, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentation will be made available here (<https://tinyurl.com/CPC12-16-21>) by Monday, December 13, 2021
Compliant Day of Submissions will be added to this drive as they are received**

Samantha Millman, President
Caroline Choe, Vice President
Helen Campbell, Commissioner
Jenna Hornstock, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, 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
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the City Planning Commission's December 16, 2021 meeting will be conducted via telephone and/or videoconferencing.

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/82150937778>)
AND USE MEETING ID: 821 5093 7778 AND MEETING PASSCODE: 893269.**

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 above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 821 5093 7778** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 893269**.

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.

Written submissions are governed by Rule 4.3 of the City Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "City Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

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 must 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 and must be submitted electronically to cpc@lacity.org. 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 agenzized here, 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 on line 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. **DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE**

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

2. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- [Update on City Planning Commission Status Reports and Active Assignments](#)
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests

3. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation 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.

4. **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. 821 5093 7778** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 893269**.

5. **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 8.3, 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.

6. **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.

7. **CPC-2013-1495-CU-PA1-1A**

CEQA: ENV-2020-3420-CE
Plan Area: Sylmar

Council District: 7 – Rodríguez
**Last Day to Act: 12-16-21
Continued from: 09-09-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 13351 – 13377 North Glenoaks Boulevard

The City Planning Department requests that the matter be continued to a date certain of February 10, 2022

PROPOSED PROJECT:

Continued use and operation of a campus with three charter schools, originally approved under Case No. CPC-2013-1495-CU, on an approximately 7.3-acre site in the RA-1-K Zone, and modification of conditions, including an increase in enrollment and special events; expanded operating hours; allow facility rental and filming for commercial purposes; discontinue compliance reporting requirement.

APPEAL:

An appeal of the June 17, 2021, Planning Director's Determination which:

1. Determined, pursuant to CEQA Guidelines Section 15601, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Conditionally Approved, pursuant to Section 12.24. M of the Los Angeles Municipal Code, a plan approval to continue the use and operation of a campus with three public charter schools in the RA-1-K Zone, originally approved under Case No. CPC-2013-1495-CU including changes to operating conditions:
 - a. Modification of Condition 7 to increase total enrollment in the three schools from 1,250 to 1,300 students;
 - b. Modification of Condition 12.a to allow rental of the facilities to third parties, subject to certain conditions;
 - c. Modification of Condition 12.c (now Condition 14) to allow filming for commercial purposes on the subject property, subject to certain conditions;
 - d. Modification of Conditions 15.a-c (now Condition 17) to allow classroom instruction from 7:40 a.m. to 3:45 p.m. daily;
 - e. Modification of Conditions 15.d.i-ii (now Condition 17) to allow active use of outdoor areas (lunch shelter areas, basketball courts, and athletic field) during school operations, special

- events, and third-party use of the facilities;
 - f. Modification of Condition 16 (Condition 17) to allow the schools to conduct educational activities two Saturdays a month from 8:00 a.m. to 12:00 p.m. without restriction as to the percentage of the student body that may attend;
 - g. Modification of Condition 17 to allow the schools to conduct summer school activities on weekdays from June to August from 8:00 a.m. to 5:00 p.m.;
 - h. Modification of Condition 18 (now Condition 20) to allow up to six special events per month during the school year and three per month from June to August for a maximum 64 special events per year and not more than one per day, and expand special event hours (now Condition 17) to 9:00 a.m. to 10:00 p.m. Monday – Thursday and 9:00 a.m. to 11:00 p.m. Friday and Saturday;
 - i. Modification of Condition 24 (now Condition 10) to require the presence of four monitors to direct student drop-off and pick-up traffic from 7:15 a.m. to 8:15 a.m. and 3:15 p.m. to 4:15 p.m. on weekdays;
 - j. Modification of Condition 27 (now Condition 29) to allow deliveries to the campus between 6:00 a.m. and 6:00 p.m. in certain locations; and
 - k. Modification of Condition 36 (now Condition 39) to require entitlement review every two years and filing of a Plan Approval application for proposed changes in operations, enrollment, or structures; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Gerard Montero, Tri – Lake Charter School Properties LLC
Partnerships to Uplift Communities
Representative: David Moss, David Moss & Associates

Appellants: Manuel Martínez

Martha De La Mora

Staff: Kora McNaughton, Planning Assistant
kora.mcnaughton@lacity.org
(818) 374-9908

8. [CPC-2019-5425-DB-MCUP-SPP-SPR-PHP](#)
CEQA: ENV-2019-5426-SCEA
Plan Area: West Adams – Baldwin Hills – Leimert
Related Case: VTT-82282

Council District: 10 – Ridley-Thomas
**Last Day to Act: 12-27-21

PUBLIC HEARING – Completed July 7, 2021

PROJECT SITE: 3502 – 3606 West Exposition Boulevard;
3630 – 3646 South Crenshaw Boulevard;
3501 – 3633 West Obama Boulevard;
3631 – 3645 South Bronson Avenue

PROPOSED PROJECT:

Construction and operation of two mixed-use buildings, up to 86 feet in height, with up to 380,112 square feet of total floor area, including up to 401 residential units, with 61 units reserved for Very Low-Income households and 20 units reserved for Very Low-Income or Low-Income households, and 40,454 square feet of commercial and community floor area, on two sites comprising approximately 4.19-acres (net area). The West Site would include a 206,803 square foot building, with 225 residential units, 7,504 square feet of ground-floor commercial/restaurant uses, and 2,650 square feet of community space, on a 1.93 acre site. The East Site would include a 173,309 square foot building, with 176 residential units and 30,300 square feet of commercial floor area (including a 22,277 square foot grocery store) on a 2.25 acre site.

REQUESTED ACTIONS:

1. Pursuant to Section 21155.2 of the Public Resources Code, the consideration and adoption of the Sustainable Communities Environmental Assessment, No. ENV-2019-5426-SCEA (SCH No. 2021060246) (SCEA), Erratum, dated September 2021, and the Mitigation Monitoring Program;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project totaling 401 dwelling units and setting aside 15 percent (61 units) as Very Low-Income Restricted Affordable Units and five percent (20 units) as Very Low or Low Income Restricted Affordable Units for a period of 55 years, with the following requested Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow a six percent reduction of residential open space for the West Site for a total required open space of 22,388 square feet, in lieu of the 23,850 square feet otherwise required;
 - b. An Off-Menu Incentive to allow 43 percent (97 parking spaces) of the 225 primary residential parking spaces on the West Site and 34 percent (60 parking spaces) of the 176 primary residential parking spaces on the East Site to be compact spaces, in lieu of the requirement of one standard stall per residential unit;
 - c. A Waiver of Development standards to allow an increase in height of 11 feet for a 86-foot building height, in lieu of the 75 feet otherwise permitted for buildings within Subarea A of the Crenshaw Corridor Specific Plan, and an increase in height of four feet for a 34-foot building, in lieu of the 30 feet otherwise permitted for buildings within the first 50 feet of lot depth along Victoria Avenue per the Crenshaw Corridor Specific Plan;
 - d. A Waiver of Development Standards to allow a 5.5-foot side yard setback on the southern property line on the West Site, in lieu of the 11-feet otherwise required; and
 - e. A Waiver of Development Standards to allow a zero-foot side yard setback on the eastern property line on the West Site, in lieu of the 11 feet otherwise required;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption for up to six establishments, and for the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a grocery store, within the South Los Angeles Alcohol Sales Specific Plan;
4. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review to permit a mixed-use development within the Crenshaw Corridor Specific Plan; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates more than 50 dwelling units.

Note: A public hearing for the Sustainable Communities Environmental Assessment prepared for this project (ENV-2019-5426-SCEA) was held and the SCEA was adopted by the City Council on October 13, 2021.

Applicant: WIP Expo Crenshaw, LLC
Representative: Edgar Khalatian, Mayer Brown LLP

Staff: Alan Como, City Planner
alan.como@lacity.org
(213) 847-3633

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, January 13, 2022**

****Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

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 §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960.

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 services may be provided upon request. To ensure availability, your request should be received no later than three working days (72 hours) in advance of the need. For more information please call the Commission Executive Assistant at (213) 978-1299 or by e-mail 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 detail 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 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.