

CITY PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
THURSDAY, FEBRUARY 10, 2022 after 8:30 a.m.
(via TELECONFERENCE)

***Meeting presentation will be made available here (<https://tinyurl.com/CPC2-10-22>) by Monday, February 7, 2022**
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 February 10, 2022 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/89030656386>)**
AND USE MEETING ID: 890 3065 6386 AND MEETING PASSCODE: 017175.

*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. 890 3065 6386** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 017175**.

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**

- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – January 13, 2022

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. 890 3065 6386** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 017175**.

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 (6a)**

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.

6a. **CPC-2021-4372-CU**

CEQA: ENV-2021-4373-CE

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee
**Last Day to Act: 02-24-22

PUBLIC HEARING – Completed December 3, 2021

PROJECT SITE: 22232 and 22280 West Devonshire Street

PROPOSED PROJECT:

Conditional Use Permit for the operation of a school enrolling up to 80 students in grades K-12 in the RA-1 Zone and the demolition of a pool and shed, to be replaced with landscaping.

REQUESTED ACTIONS:

1. An Exemption from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the use and operation of a private school for up to 80 students in grades K-12.

Applicant: Academy for the Advancement of Children with Autism
Representative: Sue Steinberg, Howard Robinson & Associates

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 13351 – 13377 North Glenoaks Boulevard

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 certain conditions, including increased enrollment; allow facility rental to third parties; allow filming for commercial purposes; increase the number of special events allowed and hours; extend school operating and delivery hours; and discontinue the annual 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, City Planning Associate
kora.mcnaughton@lacity.org
(818) 374-9908

8. **CPC-2021-795-SP**
CEQA: ENV-2021-815-ND
Plan Area: Westwood

Council District: 5 – Koretz
**Last Day to Act: 04-26-22

PUBLIC HEARING – Completed June 10, 2021

PROJECT SITE: Westwood Village Specific Plan Area

PROPOSED PROJECT:

An ordinance amending the Westwood Village Specific Plan (Ordinance Nos. 164,305, 167,137, and 176,177) and the Westwood Community Design Review Board Specific Plan (Ordinance No. 163,204); and rescinding the Director's Interpretation, Case No. DIR-2002-5730-DI.

REQUESTED ACTIONS:

1. Recommend that the City Council find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2021-815-ND ("Negative Declaration") and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment; find that the Negative Declaration reflects the independent judgment and analysis of the City, and recommend that the City adopt the Negative Declaration;
2. Pursuant to Sections 11.5.7 G and 12.32 of the Los Angeles Municipal Code, recommend that the City Council adopt the proposed ordinance amending the Westwood Village Specific Plan and the Westwood Community Design Review Board Specific Plan; and rescind the Director's Interpretation Case No. DIR-2002-5730-DI;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Zuriel Espinosa, City Planning Associate
zuriel.espinosa@lacity.org
(213) 978-1249

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 24, 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 TTY-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.