

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, OCTOBER 12, 2021
(Via Teleconference)

MINUTES OF THE CENTRAL LOS ANGELES AREA 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 “**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

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 South Los Angeles Area Planning Commission’s October 12, 2021 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Gold at 4:36 p.m. with Commissioners Chung-Kim, DelGado and Lawrence present. Commissioner Lindgren was absent.

Also in attendance were Deborah Kahen, Senior City Planner; Kimberly Huangfu, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Denise Otero, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Pursuant to Government Code Section 54953(e)(1)(B)-(C), determination that due to COVID-19 State of Emergency, meeting in person would present imminent risks to the health or safety of attendees, and possible Commission action.

MOTION:

Commissioner DelGado moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Chung-Kim seconded the motion and the vote proceeded as follows:

Moved: DelGado
Second: Chung-Kim
Ayes: Gold, Lawrence
Absent: Lindgren

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:** Deborah Kahen, Senior City Planner, gave the following report:

- On Tuesday, October 5th the Planning and Land Use Management Committee (PLUM) of the City Council recommended final adoption of city's proposed collection ordinance which establishes operational esthetics and maintenance regulations for collection bins with a goal of promoting public safety and reducing blithe. The ordinance was first presented to the PLUM Committee in 2019. Since then, it's been through the City Attorney's office for preparation and final form and will now advance to City Council for final adoption.
- **Advance Calendar:** Commissioner Chung-Kim will be absent from the November 9, 2021 Commission meeting and Commissioner Lawrence will be absent from the October 26, 2021 Commission meeting.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Lawrence moved to approve the minutes of September 14, 2021 and September 28, 2021. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Lawrence
 Second: Gold
 Ayes: Chung-Kim, DelGado
 Absent: Lindgren

Vote: 4 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

ZA-2017-2647-ZV-ZAD-ZAA-1A
 CEQA: ENV-2018-5402-CE
 Plan Area: Hollywood

Council District: 4 – Raman
 Last Day to Act: 10-12-21
 Continued From: 08-10-21

PUBLIC HEARING HELD

PROJECT SITE: 8441 West Franklin Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Jack Chiang, Associate Zoning Administrator representing the Department; John Parker, Pacific Crest Consultants representing the Applicant/Appellant.

MOTION:

Commissioner Chung-Kim put forth the actions below in conjunction with the approval of the following project:

Construction of a 2,247 square-foot single-family dwelling including an attached Junior Accessory Dwelling Unit (JADU) with a maximum of 45-foot overall building height and four automobile parking spaces on a 7,533 square-foot vacant lot. The Project site has frontage and vehicular access through Franklin Avenue, a Substandard Hillside Limited Street.

1. **Determine**, based on the whole of the administrative record that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15303 (Class 3) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal in part and **deny** the appeal in part of the Zoning Administrator's determination dated May 12, 2021;
3. **Deny**, pursuant to Section 12.24 X.26 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit four over-in-height retaining walls (Wall Nos. 1, 2, 3, and 4) ranging up to a maximum height of 28-feet 4.5 inches and 9-feet in lieu of the otherwise permitted maximum two retaining walls measuring at maximum ten-feet in height or one retaining wall measuring at maximum 12-feet in height per LAMC Section 12.21 C.8(a);
4. **Deny**, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to:
 - a. Permit a maximum projection of approximately 24-feet and 3/4-inch above the front forty-five degree angle Encroachment Plan started at 20-foot origin height above the grade measured from the front yard setback of the proposed house in lieu of zero projection as required by LAMC Section 12.21 C.10(d)(1)(ii). Baseline Hillside Ordinance (BHO) for the construction of a single-family dwelling with an attached JADU; and
 - b. Permit a maximum building height of 45-feet in lieu of the maximum building height of 24-feet within the first 20-feet measured from the front lot line on a lot fronting a Substandard Hillside Limited Street, as otherwise permitted per LAMC Section 12.21 C.10(d)(5), BHO for the construction of a single-family dwelling with an attached JADU;
5. **Approve**, pursuant to Section 12.24 X.28, a Zoning Administrator's determination to permit the construction of a new single-family unit with an attached JADU on a lot without providing a minimum 20-foot wide Continuous Paved Roadway (CPR) from the driveway apron to the boundary of the hillside area as otherwise required by LAMC Section 12.21 C.10(i)(3), BHO;
6. **Approve**, pursuant to Charter Section 562 and LAMC Section 12.27 A, a Zone Variance to:
 - a. Permit 3,295.1 cubic yards of non-exempt grading cut quantity in lieu of the maximum 1,000 cubic yards otherwise permitted in the R1 Zoned on a lot fronting a Substandard Hillside Limited Street per LAMC Section 12.21 C.10(f)(1), BHO for the construction of a new single-family dwelling unit with an attached JADU; and
 - b. Permit 3,581.9 cubic yards of earth export and hauling quantity in lieu of the maximum 750 cubic yards otherwise permitted in the R1 Zoned on a lot fronting a Substandard Hillside Limited Street per LAMC Section 12.21 C.10(f)(2)(ii), BHO for the construction of a new single-family dwelling unit with an attached JADU;
7. **Dismiss**, pursuant to LAMC Section 12.28 A, a Zoning Administrator's Adjustment to permit the increase of Residential Floor Area (RFA) for the construction of a single-family dwelling containing 2,247 square-feet of RFA as the applicant has reduced the proposed RFA to comply with and fall under the maximum RFA of 2,356 square-feet permitted by LAMC Section 12.21 C.10(b), BHO for the construction of a new single-family dwelling unit with an attached JADU;
8. **Adopt** the Conditions of Approval; and

9. **Adopt** the amended Findings.

The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Chung-Kim
Second: Gold
Ayes: DelGado, Lawrence
Absent: Lindgren

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission President Gold adjourned the meeting at 5:36 p.m.

Ilissa Gold

Ilissa Gold, President
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

NOV 23 2021

CITY PLANNING DEPARTMENT
COMMISSION OFFICE

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission