LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 10, 2022 REGULAR MEETING
(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.** 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 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 March 10, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission Vice President Caroline Choe called the meeting to order at 8:30 a.m. with Commissioners Helen Campbell, Helen Leung, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson.

Commission President Samantha Millman and Commissioner Jenna Hornstock were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber and Shana M. M. Bonstin, Deputy Directors, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Wilson Poon, Chief Management Analyst, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Diego Vazquez, Administrative Clerks.

ITEM NO. 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.

MOTION:
Commissioner Perlman 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 Campbell seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.

- Amy Brothers, Deputy City Attorney, provided updates regarding litigation challenges related to the Home-Sharing Ordinance and a proposed project at the current Baldwin Hills Crenshaw Plaza.

- Commission Requests:
  Lisa Webber, Deputy Director, followed up with the discussion regarding Solar Installation Requirements & Battery Storage Installation as requested by Commissioner Perlman.

- The Meeting Minutes of February 10, 2022 were postponed.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during 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

CONSENT CALENDAR

There were no items on the consent calendar.

Commission Vice President Choe announced that Item Nos. 11, 12 and 13 would be taken out of order.

ITEM NO. 11

DIR-2020-3912-TOC-CCMP-VHCA-1A — Council District: 14 – de León
CEQA: ENV-2020-3913-CE — **Last Day to Act: 03-10-22
Plan Area: Northeast Los Angeles

PUBLIC HEARING REQUIRED

PROJECT SITE: 6324, 6328, 6314, 6316, 6312, 6320, 6326 East Garvanza Avenue;
141 North Avenue 64

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Olga Ruano, City Planning Associate, Debbie Lawrence, Senior City Planner and Jane Choi, Principal City Planner representing the Department.

MOTION:
Commissioner Dake Wilson moved to continue the item to a date certain of April 28, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 12

ZA-2017-3950-ZAA-1A — Council District: 11 – Bonin
CEQA: Venice Auxiliary Pumping Plant Project Final EIR — **Last Day to Act: 03-18-22
SCH No. 2015111038
Plan Area: Venice
Related Cases: DIR-2017-4167-PUB-CDP-SPP;
DIR-2017-4173-CDP-SPP-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 3813 and 3817 South Esplanade; 133 and 139 East Hurricane Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Department.

MOTION:
Commissioner Campbell moved to continue the item to a date certain of April 28, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: **7 – 0**

MOTION PASSED

ITEM NO. 13

DIR-2017-4173-CDP-SPP-1A Council District: 11 – Bonin
CEQA: Venice Auxiliary Pumping Plant Project Final EIR **Last Day to Act: 03-18-22
SCH No. 2015111038
Related Cases: ZA-2017-3953-CU; ZA-2017-3950-ZAA-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 128 East Hurricane Street; 3913 South Esplanade West

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Elizabeth Gallardo, City Planner and Juliet Oh, Senior City Planner representing the Department.

MOTION:
Commissioner Campbell moved to continue the item to a date certain of April 28, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: **7 – 0**

MOTION PASSED

ITEM NO. 7

CPC-2018-4660-CA; CF 17-0981 Council District: All
CEQA: ENV-2020-3154-CE; ENV-2018-4661-ND
Plan Area: Citywide

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Roberto Luna, Planning Assistant, Lilian Rubio, City Planner, Nicholas Maricich, Principal City Planner and Arthi Varma, Deputy Director representing the Department.

MOTION:
Commissioner Perlman moved to put forth the actions below in conjunction with approval of the following Amendment as stated on the record:

Discussion and action to invoke the Director's delegated authority under City Charter Section 559 to review and make recommendations on behalf of the City Planning Commission with respect to changes to the proposed Citywide Restaurant Beverage Program (RBP) Ordinance, Council File No. 17-0981.

1. Invoke City Charter Section 559 to delegate authority to the Director of Planning to review and make recommendations on behalf of the City Planning Commission for future City Council Resolutions relating to the implementation of the Restaurant Beverage Program Ordinance No. 187,402.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

CPC-2013-1495-CU-PA1-1A
CEQA: ENV-2020-3420-CE
Plan Area: Sylmar

Council District: 7 – Rodríguez
**Last Day to Act: 03-24-22
Continued from: 09-09-21
12-16-21
02-10-22

PUBLIC HEARING HELD

PROJECT SITE: 13351 – 13377 North Glenoaks Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; David Moss, representing the Applicant; and Manuel Martinez, Appellant #1 and Martha De La Mora, Appellant #2.

MOTION:
Commissioner López-Ledesma moved to put forth the actions below in conjunction with approval of the following Project with modifications, as stated on the record:

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.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to CEQA Guidelines, Article 19, 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. Deny the appeals in part and grant the appeals in part to modify Condition No. 38;
3. Approve the updated Exhibit "A" to reflect the parking count and align the location of the trash enclosure;
4. Approve and sustain the Planning Director's Determination, 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;
5. Adopt the Conditions of Approval, as modified by the Commission; and
6. Adopt the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9

<u>CPC-2017-4219-VCU-SPE-DRB-SPP-MSP</u> Council District: 11 – Bonin
CEQA: ENV-2017-4220-MND **Last Day to Act: 03-10-22
Plan Area: Brentwood – Pacific Palisades

PUBLIC HEARING – Completed February 9, 2022

PROJECT SITE: 16100 – 16180 West Mulholland Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Laura Frazin Steele, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Steve Johnson, Todd Nelson and Dan Vorenberg, representing the Applicant; and Len Nguyen on behalf of Council District 11 representing Councilmember Mike Bonin.

MOTION:
Commissioner Perlman moved to put forth the actions below in conjunction with approval of the following Project with modifications and amendments, as stated on the record:

Improvements within the existing 5.46 acre Mirman School campus; adding 22,508 square feet to the existing 42,678 square feet for a total of 65,186 square feet of floor area. Partial demolition of existing structures. Improvements include a new two-story, 16,130 square foot Learning Center building; addition of 2,619 square feet to the library building; new classroom in the physical education building; new 140 square foot security pavilion and gate; new playground/associated structures; replacement of the existing outdoor amphitheater with a new seating area and shade structure; 1,370 square foot storage/trash/recycling area. Increase in student capacity from 330 to 430 K-8 students and increase in the number of school employees from 78 to 108. Approximately 1.45 acres of grading. A total of 19 non-protected trees proposed for removal; 18 trees, nine of which may be protected, will be impacted; removal of one non-protected street tree. The Applicant is requesting a Lot Line Adjustment under a separate ministerial permit to increase the size of the site to 6.02 acres.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2017-4220-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions of the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration including the substituted mitigation measures herein that are equivalent and more effective and will not cause a significant environmental impact upon implementation;
2. Approve, pursuant to Sections 12.24 T and U.6 of the Los Angeles Municipal Code (LAMC) and as required by Condition No. 12 of Case No. CPC-2010-3300-CU-ZAA-DRB-SPP-1A, a Vesting Conditional Use to permit the continued operation of a private elementary and middle school in the RE40-1-H Zone, with the addition of 22,508 square feet of residential floor area, 10 classrooms,

security pavilion, playground, student seating area, shade structures, and storage/trash/recycling building, and an increase in enrollment from 330 to 430 students;

3. Approve, pursuant to LAMC Section 11.5.7 F, an Exception from the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to allow:
   a. An eight foot in height, 140 square foot security pavilion and 8.5 foot in height pedestrian entry gate to be located within the required 40-foot front yard setback;
   b. A 15 foot in height playground structure, six foot in height playground wall, playground storage cabinets, and associated playground equipment to be located within the required 40-foot front yard setback; and
   c. A 12 foot in height, 1,370 square foot storage/trash/recycling building to be located within the required 20-foot westerly side yard setback as well as an approximately 10 foot portion of the proposed Learning Center building, an approximately 19 foot portion of the Learning Center's stairs and associated retaining walls, and an approximately three foot portion of the Learning Center's mechanical enclosure to be located within the required 20 foot westerly side yard setback;
4. Approve, pursuant to LAMC Sections 11.5.7 C and 16.50, a Mulholland Scenic Parkway Specific Plan Project Permit Compliance and Design Review for the development of the proposed improvements, as well as the continued use and operation of the school's parking lot within the required 40-foot front yard setback;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated March 8, 2022; and
6. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 7 – 0

MOTION PASSED

At approximately 10:50 a.m. Commissioner Dake Wilson left the Zoom webinar/teleconference meeting.

ITEM NO. 10

<u>CPC-2020-4127-CU-ZV-F</u>
CEQA: ENV-2020-4128-CE
Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian
**Last Day to Act: 03-10-22

LIMITED PUBLIC HEARING

PROJECT SITE: 12041 – 12053 West Burbank Boulevard;
5617 – 5617 ½ North Agnes Avenue;
5616 – 5622 Laurel Canyon Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Sarahi Ortega, City Planning Associate, Esther Ahn, City Planner and Heather Bleemers, Senior City Planner representing the Department; Brad Rosenheim, representing the Applicant; and Karo Torossian on behalf of Council District 2 representing Councilmember Paul Krekorian.

MOTION:
Commissioner Perlman moved to continue the item to a date certain of June 9, 2022. Commissioner López-Ledesma seconded the motion and the vote proceeded as follows:

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

Vote: **6 – 0**

MOTION PASSED

There being no further business before the Commission Vice President Choe adjourned the meeting at 11:44 a.m.

Samantha Millman

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
APR 14 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE