

CITY PLANNING COMMISSION
***REVISED* MEETING AGENDA**
THURSDAY, JUNE 9, 2022 after 8:30 a.m.
(via TELECONFERENCE)

Meeting presentation will be made available here (<https://tinyurl.com/CPC6-9-22>) by Monday, June 6, 2022
Compliant Day of Submissions will be added to this drive.

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. Berton, 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 June 9, 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/85331260944>) AND USE MEETING ID: 853 3126 0944 AND MEETING PASSCODE: 766531.

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. 853 3126 0944** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 766531**.

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 agendized 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
 - Sidewalk Transit Amenities Program (STAP): Please note that this item will be postponed to a later date. **(REVISED)**
- Advance Calendar
- Commission Requests
- Meeting Minutes – April 14, 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. 853 3126 0944** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 766531**.

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-2020-4127-CU-ZV-F**

CEQA: ENV-2020-4128-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian

**Last Day to Act: 06-09-22

Continued from: 03-10-22

LIMITED PUBLIC HEARING

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

PROPOSED PROJECT:

Minor tenant improvements to five buildings, which currently consists of a childcare facility, daycare play area, office, laundromat and barber shop/salon. The Project is requesting a change of use from the aforementioned uses to a private school for Grades Kindergarten through 8 within five existing buildings totaling approximately 18,127 square feet of floor area. The school proposes a maximum of 360 students and will provide 26 automobile parking spaces. The school proposes to operate from 7:40 a.m. to 5:00 p.m., Monday through Thursday, from 7:40 a.m. to 2:00 p.m. on Fridays, and from 8:15 a.m. to 12:15 p.m. on Sundays, with occasional exceptions for up to 12 special events annually. Additionally, the school proposes after school programs, with three classes having indoor learning only, from 8:00 p.m. to 9:00 p.m., Monday through Thursday.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15301, Class 1, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the use and maintenance of a private school for Grades Kindergarten through 8 in the R3-1, C1-1VL, and [Q]C1-1VL Zones;
3. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to permit the use and maintenance of an eight-foot fence in the R3-1 and P-1VL Zones;
4. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.12.1 A to permit the use and maintenance of a private school for Grades Kindergarten through 8 in the P-1VL Zone.

Applicant: David Aaron Rubenstein
Representative: Rosenheim & Associates, Inc.

Staff: Sarahi Ortega, City Planning Associate
sarahi.ortega@lacity.org
(213) 978-1383

8. [CPC-2021-9031-VZC-CU-SPR](#)
CEQA: ENV-2021-9032-MND
Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield
**Last Day to Act: 07-05-22

PUBLIC HEARING – Completed April 13, 2022

PROJECT SITE: 18618 West Oxnard Street

PROPOSED PROJECT:

Conversion and expansion of an existing two-story commercial office building, as well as the construction of a new three-story building, all for self-storage uses. At completion, the Project will encompass approximately 97,000 square feet of building floor area. The Project proposes to provide 23 vehicle parking spaces on-site in a surface parking lot.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-9032-MND ("Mitigated Negative Declaration"), all comments received, the Erratum to the Mitigated Negative Declaration, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change on a portion of the property from (Q)MR1-1 to M1-1;
3. Pursuant to LAMC Sections 12.24 F, 12.24 S, and 12.24 W.50, a Conditional Use to permit a self-storage building for household goods in the M1 Zone within 500 feet of an R Zone, and with the following deviations in height and parking requirements:
 - a. A deviation to allow a maximum building height of 44.4 feet in lieu of the 37 feet otherwise permitted by LAMC Section 12.17.6; and
 - b. A deviation to allow a maximum reduction in vehicle parking of 20 percent in lieu of the number of vehicle parking spaces otherwise required by LAMC Section 12.21; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which results in an increase of 50,000 gross square feet or more of nonresidential floor area.

Applicant: PAL Oxnard Storage, LLC
Representative: Edward J. Casey and Kathleen Hill, Alston & Bird

Staff: More Song, City Planning Associate
more.song@lacity.org
(213) 978-1319

9. [DIR-2021-7095-TOC-HCA-1A](#)
CEQA: ENV-2021-7096-CE
Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 4 – Raman
**Last Day to Act: 06-09-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 4017, 4021 and 4027 Radford Avenue

PROPOSED PROJECT:

Demolition of existing site improvements and the construction, use, and maintenance of a new, six-story, 57,829 square-foot mixed-use building with 54 dwelling units, including six dwelling units set aside for Extremely Low-Income Households. The Project includes 3,374 square feet of commercial space. The building will be constructed with two levels of subterranean parking, one at-grade level for a residential lobby, commercial tenants and parking, and five residential levels above. The Project includes four studio units, 27 one-bedroom units, 18 two-bedroom units, five three-bedroom units and 4,876 square feet of open space for residents. The Project will provide a

total of 59 residential automobile parking spaces and 18 commercial automobile parking spaces. There will also be six short-term and 38 long-term bicycle parking spaces. Vehicular access to the site is provided via two two-way driveways along the westerly and southerly alleys.

APPEAL:

An appeal of the January 20, 2022, Planning Director's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 20 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 Project with a total of 54 dwelling units, including six units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three additional incentives:
 - a. RAS3 Zone Yards (Side and Rear). To permit the use of the side (westerly) and rear yard requirements of the RAS3 Zone of five feet;
 - b. Height. To permit a 22-foot or two-story height increase to 67 feet and six stories; and
 - c. Open Space. To permit a 25 percent decrease in required open space for a total of 4,876 square feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Rafi Kuyumjian
Representative: Sam Aslanian, Sam Aslanian Architect, Inc.

Appellants: Margaret Nicholson, Hoffman Family LP.
Representative: Barry Johnson, Studio City Residence Association

Tom Billett and tenants at 12020 Hoffman Street

Staff: Alexander Truong, City Planning Associate
alexander.truong@lacity.org
(213) 978-3308

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, June 23, 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 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.