

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JULY 14, 2022 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentation will be made available here (<https://tinyurl.com/CPC7-14-22>) by Monday, July 11, 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 July 14, 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/85671001662>)
AND USE MEETING ID: 856 7100 1662 AND MEETING PASSCODE: 904110.**

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. 856 7100 1662** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 904110**.

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**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – April 28, 2022; May 12, 2022; May 19, 2022; May 26, 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. 856 7100 1662** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 904110**.

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-2020-6413-ZC**

CEQA: ENV-2020-6414-CE

Plan Area: Canoga Park – Winnetka – Woodland Hills
West Hills

Council District: 12 – Lee
**Last Day to Act: 07-14-22

PUBLIC HEARING – Completed April 26, 2021

PROJECT SITE: 6400 – 6534 North Platt Avenue

PROPOSED PROJECT:

A Zone Change from (T)(Q)C1-1VL, (Q)C1-1VL, C1-1VL, (Q)C4-1VL, C4-1VL, and P-1VL to C4-1VL across an entire 11.7 acre existing shopping center development. The existing 142,771 square foot, approximately 32 feet in height shopping center includes 36 tenant spaces providing retail and service uses, 26,152 square feet of landscaping, and 630 parking spaces. No new construction is proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15301, Class 1 and 15305, Class 5, 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; and
2. Pursuant to Los Angeles Municipal Code Section 12.32 F, a Zone Change from (T)(Q)C1-1VL, (Q)C1-1VL, C1-1VL, (Q)C4-1VL, C4-1VL, and P-1VL to C4-1VL to allow the continued use and maintenance of an existing shopping center.

Applicant: Mick Meldrum, ICI Development Company
Representative: Rosenheim and Associates

Staff: Laura Frazin Steele, City Planner
laura.frazinsteele@lacity.org
(818) 374-9919

8. [ADM-2021-10304-DB-HCA-1A](#)
CEQA: N/A
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin
**Last Day to Act: 07-29-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 3921 South Moore Street; 12807 West Caswell Avenue

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and the construction of a new five-story, multi-family residential building over one level of subterranean parking. The Project will contain 10 dwelling units, of which one unit will be set aside for Very Low-Income Households. The Project will have a total floor area of 9,537 square feet and nine vehicle parking spaces. A total of 13 long-term and four bicycle parking spaces will be provided.

APPEAL:

A partial appeal of the February 23, 2022, Administrative Determination which:

1. Determined, based on the whole of the record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to Public Resources Code Section 21080(b)(1);
2. Approved with Conditions, pursuant to California Government Code Section 65915 and Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code, a ministerial review of Density Bonus Compliance, for a project totaling 10 dwelling units, reserving one unit for Very Low-Income Households for a period of 55 years, with the following two On-Menu Incentives requested by the Applicant:
 - a. Rear Yard Setback: a maximum 20 percent reduction from the rear yard setback requirement, allowing 12 feet in lieu of the otherwise required 15 feet; and
 - b. Height: an 11-foot increase in the height requirement, allowing 56 feet in lieu of the otherwise allowable 45 feet by the R3-1 Zone; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 3921 Moore St. LLC
Representative: Brad Rosenheim, Rosenheim & Associates

Appellant: Daniel Rawson

Staff: Esteban Martorell, Planning Assistant
esteban.martorell@lacity.org
(213) 978-1303

9. [DIR-2018-6634-TOC-1A](#)
CEQA: ENV-2018-6635-CE
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 1 – Cedillo
**Last Day to Act: 07-14-22
Continued from: 04-14-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1251 – 1259 West Sunset Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a new, seven-story, 70-unit residential development with seven affordable units (six units or eight percent of the total number of dwelling units set aside for Extremely Low-Income Households pursuant to Transit Oriented Communities Affordable Housing Incentive Program, and one additional unit in compliance with Los Angeles Housing Department's Replacement Unit Determination, dated October 25, 2018). The proposed development consists of two buildings (Building A and Building B). In total, the proposed development will encompass a total of 55,000 square feet of floor area resulting in a Floor Area Ratio (FAR) of 2.75 to 1. The

Project will provide 38 parking spaces.

APPEAL:

An appeal of the August 16, 2021, 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, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 50 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following three incentives for a Tier 1 project totaling 70 dwelling units, reserving six units for Extremely Low-Income (ELI) Household occupancy for a period of 55 years:
 - a. Side Yards. A 25 percent reduction in the required side yards;
 - b. Rear Yard. A 25 percent reduction in the required rear yard; and
 - c. Height. A height increase of one additional story up to 11 additional feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Aym Investment, LLC
Representative: Andy Simhaee, Simha Engineering, Inc.

Appellant: Richard Courtney

Staff: Stephanie Escobar, Planning Assistant
stephanie.escobar@lacity.org
(213) 978-1492

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, July 28, 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 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.