LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JUNE 9, 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 June 9, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the meeting to order at 8:31 a.m. with Commissioners Helen Campbell, Jenna Hornstock, Helen Leung, Dana Perlman and Renee Dake Wilson in attendance.

Commission Vice President Caroline Choe and Commissioners Yvette Lopez-Ledesma and Karen Mack were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Deputy Director, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Linda Lou, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, and 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 Campbell 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 Hornstock seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, provided an update regarding the Housing Element.
  - Sidewalk Transit Amenities Program (STAP) discussion was postponed.
- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
  Commissioner Dake Wilson moved to approve the Meeting Minutes of April 14, 2022. Commissioner Leung seconded the motion and the vote proceeded as follows:

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

  Vote: 6 – 0

  MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

Several speakers 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.

ITEM NO. 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 HELD

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; Rabbi Rubenstein, Applicant and Brad Rosenheim, representing the Applicant; and Tiffany Zeytounian on behalf of Council District 2 representing Councilmember Paul Krekorian.

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

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.

1. Determine, that based on the whole of the administrative record, 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. Approve, 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. Approve, 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;
4. Approve, pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow a fence with a maximum height of eight feet in the front yard;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings.

Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

At approximately 10:06 a.m. Commission President Millman left the Zoom webinar/teleconference meeting.

Commissioner Dake Wilson chaired the remainder of the Zoom webinar/teleconference meeting.

ITEM NO. 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

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
More Song, City Planning Associate and Heather Bleemers, Senior City Planner, representing the Department; and Shab Vakili, Applicant and Ed Casey, representing the Applicant.

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:

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.

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-2021-9032-MND ("Mitigated Negative Declaration"), the subsequent Erratum, 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 on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from (Q)MR1-1 and M1-1 to (T)(Q)M1-1;
3. Approve, 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;
4. Approve, 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;
5. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated June 21, 2022; and
6. Adopt the Findings, as Amended by the Commission.

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

Moved: Perlman

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 4017, 4021 and 4027 Radford Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Alexander Truong, City Planning Associate and Heather Bleemers, Senior City Planner, representing the Department; Barry Johnson, Appellant #1 and Margaret Nicholson, representing Appellant #1; and Sam Aslanian, Applicant.

MOTION:
Commissioner Hornstock moved to put forth the actions below in conjunction with approval of the following Project with modifications and amendments, including the adoption of Design No. 3, as stated on the record:

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.

1. Determine, 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. Deny the appeals and sustain the Planning Director's determination letter dated January 20, 2022;
3. Approve, 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;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings.

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

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

Vote: **5 – 0**

MOTION PASSED

There being no further business before the Commission, Commissioner Dake Wilson adjourned the meeting at 11:04 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
AUG 11 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE