LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 14, 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 July 14, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the meeting to order at 8:30 a.m. with Commission Vice President Caroline Choe and Commissioners Yvette López-Ledesma, Dana Perlman and Renee Dake Wilson in attendance.

Commissioners Helen Campbell, Jenna Hornstock, Helen Leung, and Karen Mack were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber and Arthi Varma, Deputy Directors, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included 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.

At approximately 8:37 a.m. Commission President Millman recessed the meeting to allow Amy Brothers, Deputy City Attorney, to resolve technical issues and rejoin the Zoom webinar/teleconference meeting. Commission President Millman re-convened the meeting at 8:40 a.m. with Commission Vice President Choe and Commissioners López-Ledesma, Perlman and Dake Wilson in attendance.

MOTION:
Commission Vice President Choe 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 Perlman seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 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, had no report.

- There were no Commission requests.

- Meeting Minutes:
  Commissioner López-Ledesma moved to approve the Meeting Minutes of April 28, 2022, May 12, 2022, May 19, 2022 and May 26, 2022. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

  Vote: 5 – 0

  MOTION PASSED

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.

ITEM NO. 7

CPC-2020-6413-ZC Council District: 12 – Lee
CEQA: ENV-2020-6414-CE **Last Day to Act: 07-14-22
Plan Area: Canoga Park – Winnetka – Woodland Hills
West Hills

PUBLIC HEARING – Completed April 26, 2021

PROJECT SITE: 6400 – 6534 North Platt Avenue

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; Brad Rosenheim and Nicole Kuklok, representing the Applicant.

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

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.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines 15301, Class 1, and 15305, Class 5, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code, 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;
3. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated July 12, 2022; and
4. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 10:06 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 10:11 a.m. with Commission Vice President Choe and Commissioners López-Ledesma, Perlman and Dake Wilson in attendance.

ITEM NO. 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 HELD

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

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Esteban Martorell, Planning Assistant, Esther Serrato, City Planner and Juliet Oh, Senior City Planner, representing the Department; Daniel Rawson, Appellant; and Brad Rosenheim, representing the Applicant.

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

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.

1. Determine, 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. Deny the partial appeal and sustain the Administrative determination letter dated February 23, 2022;
3 Approve 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;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commissioner López-Ledesma seconded the motion and the vote proceeded as follows:

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

Vote: **5 – 0**

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 1251 – 1259 West Sunset Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Stephanie Escobar, Planning Assistant, Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner, representing the Department; Carol Cetrone, representing the Appellant; and Michael Gonzales, representing the Applicant.

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

Construction, use, and maintenance of a new, seven-story, 70-unit residential development with 14 affordable units (10 units or 14 percent of the total number of dwelling units set aside for Extremely Low-Income Households and four units reserved for above moderate income households) in compliance with Transit Oriented Communities Affordable Housing Incentive Program and 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.

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, 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. Deny the appeal in part and Grant the appeal in part and sustain the Planning Director's determination letter dated August 16, 2021;
3. Approve 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 10 units for Extremely Low-Income (ELI) Household and four units for above moderate income households 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;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated July 13, 2022; and
5. Adopt the Findings.

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

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

Vote: **5 – 0**

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 11:22 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 25 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE