

CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
**OFFICIAL MINUTES**  
TUESDAY, MARCH 8, 2022  
(Via Teleconference)

MINUTES OF THE CENTRAL LOS ANGELES AREA 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](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: SELECT “ABOUT”, “COMMISSIONS, BOARDS & HEARINGS”, filter by “CENTRAL LOS ANGELES AREA 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 South Los Angeles Area Planning Commission’s March 8, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Gold at 4:32 p.m. with Commissioners Kang and Lawrence present. Commissioners DelGado and Lindgren were absent.

Also in attendance were Deborah Kahen, Senior City Planner; Pariss Knox, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Denise Otero, Administrative Clerk.

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**ITEM NO. 1**

**DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE**

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (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 Gold 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 Kang seconded the motion and the vote proceeded as follows:

Moved: Gold  
Second: Kang  
Ayes: Lawrence  
Absent: DelGado, Lindgren

**Vote: 3 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Deborah Kahen, Senior City Planner, gave the following report:
  - Senate Bill 9 (SB9) took effect on January 1<sup>st</sup> of this year. The bill establishes a ministerial process for approving two-unit developments and lot parcel maps for qualifying projects located on lot zoned for

single family. City Planning has prepared a memorandum summarizing the eligibility criterion standards in addition to outlining key provisions as well as the application process for interested applicants. While most two-unit projects proposed under SB9 can proceed directly to plan check, applicants are encouraged to meet with City Planning prior to filing if the project is located in a plan overlay. The department has prepared a fact sheet to provide more details to commonly ask questions and it is available on the website.

- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** The minutes of February 22, 2022 were postponed until the next meeting.

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### ITEM NO. 3

#### **NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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### ITEM NO. 4

#### **GENERAL PUBLIC COMMENT**

No one addressed the Commission during general public comment.

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### ITEM NO. 5

There were no requests for reconsiderations.

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### ITEM NO. 6

**DIR-2020-3656-SPR-1A**  
CEQA: ENV-2020-3657-CE  
Plan Area: Central City

Council District: 14 – de León  
Last Day to Act: 03-08-22

#### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1130 South Hope Street

#### **IN ATTENDANCE VIA TELECONFERENCE:**

Jessica Jimenez, Planning Assistant, representing the Department; Dana Sayles, three6ixty representing the Applicant.

#### **MOTION:**

Commissioner Kang moved to extend the time to act and continue the item to a date certain of April 26, 2022. Commissioner Lawrence seconded the motion and the vote proceeded as follows:

Moved: Kang  
Second: Lawrence  
Ayes: Gold  
Absent: DelGado, Lindgren

**Vote: 3 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

**VTT-82842-SL-1A**

CEQA: ENV-2019-6972-CE

Plan Area: Hollywood

Council District: 5 – Koretz

Last Day to Act: 04-01-22

**PUBLIC HEARING HELD**

**PROJECT SITE:** 506 North Sycamore Avenue (506 and 508 North Sycamore Avenue)

**IN ATTENDANCE VIA TELECONFERENCE:**

Danalynn Dominguez, City Planning Associate, representing the Department; Philip and Janet Chan, Applicants; Ashley Tierney, Appellant.

**MOTION:**

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

A Vesting Tentative Tract Map for a small lot subdivision of one 7,425 square-foot site into five small lots per the Small Lot Subdivision Ordinance (Ordinance No. 185,462). Each small lot will be developed with a small lot home with a maximum building height of 33 feet and six inches, and will provide two parking spaces per dwelling unit, for a total of 10 parking spaces. The site is currently developed with one duplex, four non-protected on-site trees, and zero protected trees. All existing structures and on-site trees are proposed to be removed to clear the lot. The project involves the export of up to 500 cubic yards of earth.

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from the CEQA Guidelines, Article 19, Section 15332, (Class 32) and that 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 and sustain the Deputy Advisory Agency's determination dated December 23, 2021;
3. **Approve with conditions**, pursuant to Sections 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC) a Vesting Tentative Tract Map No. VTT-82842-SL, located at 506 North Sycamore Avenue, for the subdivision of a 7,425 gross square foot site into five Small Lots, pursuant to LAMC 12.22 C.27, as shown on the map stamp-dated November 22, 2021, in the Hollywood Community Plan Area;
4. **Approve with conditions**, pursuant to LAMC Section 17.03 A., an Adjustment to allow 1,485 square feet of lot area per dwelling unit, in lieu of the minimum lot area of 1,500 square feet per dwelling unit;
5. **Approve with conditions**, pursuant to LAMC Section 17.03 A. with the revised condition, an Adjustment to allow a height of 33 feet and six inches in lieu of the maximum 30 foot height;
6. **Adopt** the modified Conditions of Approval;
7. **Adopt** the Findings.

The motion was seconded Commissioner DelGado and the vote proceeded as follows:

Moved: Gold  
Second: Kang  
Ayes: Lawrence  
Absent: DelGado, Lindgren

**Vote: 3 – 0**

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There being no further business before the Commission President Gold adjourned the meeting at 5:47 p.m.

*Ilissa Gold*  
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Ilissa Gold, President  
Central Los Angeles Area Planning Commission

*Etta Armstrong*  
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Etta Armstrong, Commission Executive Assistant I  
Central Los Angeles Area Planning Commission

**ADOPTED**  
**CITY OF LOS ANGELES**

**MAY 10 2022**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**