

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, JULY 12, 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. 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 Central Los Angeles Area Planning Commission’s July 12, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission Vice President Lawrence at 4:30 p.m. with Commissioners Kang and Lindgren present. Commissioners DelGado and Gold were absent.

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

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Deborah Kahan, Senior City Planner, gave the following report:
 - The updated Affordable Housing Linkage Fee Schedule: On July 1st the revised fee schedule for the Affordable Housing Linkage Fee will take effect. It will incorporate the latest change to the Consumer Price Index as well as annual inflation. Since its inception in 2017, the Linkage Fee has provided a

permanent source of local funding for affordable housing and is designed to help with Citywide housing production goals. Similar to other inclusionary programs, it requires projects that do not provide on-site affordable housing to pay a fee to fund the construction of affordable units. All projects that are subject to Linkage Fees are required to pay the applicable fee amount that is in place at the time of the building permit issue. The ordinance's updated fee schedule outlines the fee amount that applies to different market areas across Los Angeles. They must identify the first square foot cost associated for qualifying projects based on their geographic location.

- **City Attorney Report:** Deputy City Attorney Ernesto Velazquez had no report.
- **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:** Commissioner Kang moved to approve the minutes of May 10, 2022, May 24, 2022 and June 14, 2022. The motion was seconded by Commissioner Lawrence and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

There were no requests for reconsiderations.

ITEM NO. 6

DIR-2022-0363-TOC-SPR-HCA-1A

CEQA: ENV-2022-0364-CE

Plan Area: Wilshire

Council District: 10 – Wesson

PUBLIC HEARING HELD

PROJECT SITE: 620-626 South Kingsley Drive

IN ATTENDANCE VIA TELECONFERENCE:

Sophia Kim, City Planning Associate, representing the Department; Gary Benjamin, Alchemy Planning + Land Use, representing the Applicant; Brian Flynn, Lozeau Drury, LLP, representing the Appellant; Hakeem Parke-Davis, Planning Deputy, representing Councilmember Wesson's office.

MOTION:

Commissioner Kang put forth the actions below in conjunction with the approval of the following Project:

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 an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Planning Director's determination dated May 10, 2022;
3. Approve, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a Project that results in the construction of 50 or more dwelling units;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, Commission Vice President Lawrence adjourned the meeting at 5:33 p.m.

Maleena Lawrence

Maleena Lawrence, Vice President
Central Los Angeles Area Planning Commission

Etta Armstrong

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

ADOPTED
CITY OF LOS ANGELES

JUL 26 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**