

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL MINUTES**  
THURSDAY, NOVEMBER 17, 2022 SPECIAL 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](http://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 November 17, 2022 special meeting was conducted via telephone and/or videoconferencing.

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

Commission President Samantha Millman and Commissioners Jenna Hornstock, Yvette López-Ledesma and Karen Mack were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Arthi Varma, Lisa Webber and Shana M. M. Bonstin, Deputy Directors, and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Wilson Poon, Chief Management Analyst, Linda Lou, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy, Filomena Fuchs, and Denise Chavez, Administrative Clerks.

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At approximately 8:34 a.m. Commission Vice President Choe announced that Commissioner Mack joined the Zoom webinar/teleconference.

Commission Vice President Choe announced that Item Nos. 9 and 10 would be taken out of order.

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**ITEM NO. 9**

**CPC-2022-3413-CA**

CEQA: ENV-2022-3414-CE

Plan Area: Citywide; Bel Air – Beverly Crest; Hollywood;

Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Related Case: CPC-2022-3712-ZC

Council Districts: 4 – Raman

5 – Koretz

\*\*Last Day to Act: 01-21-23

**PUBLIC HEARING** – Completed July 13, 2022

**PROJECT SITE:** Santa Monica Mountains within Council Districts 4 and 5

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Patrick Whalen, City Planner, Conni Pallini Tipton, Senior City Planner, and Nicholas Maricich, Principal City Planner, representing the Department.

**MOTION:**

Commissioner Dake Wilson moved to continue the item to a date certain of December 8, 2022. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 10**

**CPC-2022-3712-ZC**

CEQA: ENV-2022-3414-CE

Plan Area: Citywide; Bel Air – Beverly Crest; Hollywood;  
Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Related Case: CPC-2022-3413-CA

Council Districts: 4 – Raman

5 – Koretz

**\*\*Last Day to Act: 01-21-23**

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**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Patrick Whalen, City Planner, Conni Pallini Tipton, Senior City Planner, and Nicholas Maricich, Principal City Planner, representing the Department.

**MOTION:**

Commissioner Dake Wilson moved to continue the item to a date certain of December 8, 2022. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

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At approximately 8:38 a.m. Commission Vice President Choe recessed the meeting.

At approximately 8:40 a.m. Commission President Millman joined the Zoom webinar/teleconference meeting.

Commission President Millman reconvened the meeting at approximately 8:43 a.m. with Commission Vice President Choe and Commissioners Campbell, Leung, Perlman and Dake Wilson. Commissioner Mack left the Zoom webinar/teleconference meeting.

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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), (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 Leung seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 0**

#### **MOTION PASSED**

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## ITEM NO. 2

### **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Vince P. Bertoni, Director of Planning, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.

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## ITEM NO. 3

### **NEIGHBORHOOD COUNCIL PRESENTATION**

No speakers addressed the Commission during Neighborhood Council presentations.

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## ITEM NO. 4

### **GENERAL PUBLIC COMMENT**

Several speakers addressed the Commission during general public comment.

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At approximately 9:53 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 10:00 a.m. with Commission Vice President Choe and Commissioners Campbell, Leung, Perlman and Dake Wilson.

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**ITEM NO. 6a  
(CONSENT CALENDAR)**

**CPC-2021-9000-VZC-ZV-CU-SPR**

CEQA: ENV-2021-9001-MND

Plan Area: Sunland – Tujunga – Lakeview Terrace  
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez

**\*\*Last Day to Act: 11-17-22**

**PUBLIC HEARING** – Completed August 25, 2022

**PROJECT SITE:** 12121 West Foothill Boulevard

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Trevor Martin, City Planning Associate, Esther Ahn, City Planner, Heather Bleemers, Senior City Planner, representing the Department.

**MOTION:**

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

Demolition and removal of an existing single-family dwelling and accessory structures, including a garage, carport, and barn, and the construction of a new three-story, 41 feet in height, self-storage building (ExtraSpace Storage) with a floor area of 130,094 square feet, equating to a floor area ratio (FAR) of approximately 1.49:1. The self-storage building will contain 1,259 storage units, and 1,022 square feet of ground floor ancillary storefront retail/office space. The Project proposes a surface parking lot that will contain 27 vehicle parking stalls and will provide 28 bicycle parking stalls, 14 short-term and 14 long-term parking stalls. Proposed hours of operation for the self-storage use are from 9:00 a.m. to 7:00 p.m., daily.

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-2021-9001-MND (“Mitigated Negative Declaration”), 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; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and Adopted 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 Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from [T][Q]MR-1VL-CUGU to (T)(Q)M1-1VL-CUGU;
3. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow reduced vehicle parking of 27 parking stalls in lieu of 48 parking stalls otherwise required pursuant to the LAMC;
4. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use to permit a self-storage building for household goods in the proposed M1 Zone within 500 feet of an A or R Zone or residential use;
5. Approve, pursuant to LAMC Section 12.24 F, a Conditional Use to allow a maximum building height of 41 feet, zero inches in lieu of 37 feet otherwise prescribed by LAMC Section 12.17.6 A.10;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project that results in an increase of 50,000 square feet of non-residential floor area;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

Moved: Choe  
Second: Dake Wilson  
Ayes: Campbell, Leung, Millman, Perlman

Absent: Hornstock, López-Ledesma, Mack

**Vote: 6 – 0**

**MOTION PASSED**

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**ITEM NO. 6b  
(CONSENT CALENDAR)**

**CPC-2021-10278-CU**

CEQA: ENV-2021-10280-MND

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

**\*\*Last Day to Act: 11-17-22**

**PUBLIC HEARING** – Completed June 14, 2022

**PROJECT SITE:** 9201 North Winnetka Avenue

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Oliver Netburn, City Planner and Heather Bleemers, Senior City Planner, representing the Department; and Brad Rosenheim, representing the Applicant.

**MOTION:**

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

Demolition of approximately 140,000 square feet of floor area and the construction of three buildings to be used for manufacturing, light industrial (including studio production/ movie/television/sound production), or warehousing, with a total floor area of approximately 273,500 square feet.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2021-10280-MND ("Mitigated Negative Declaration"), 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, pursuant to Section 12.24 U.14 of the Los Angeles Municipal Code, a Conditional Use to permit a Major Development Project to allow the construction, use and maintenance of a 273,000 square-foot manufacturing, light industrial (including studio/ movie/television/sound production), and/or warehousing;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

Moved: Perlman

Second: Campbell

Ayes: Choe, Leung, Millman, Dake Wilson

Absent: Hornstock, López-Ledesma, Mack

**Vote: 6 – 0**

**MOTION PASSED**

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Commission President Millman proceeded to open Item No. 5 after the Consent Calendar.

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**ITEM NO. 5**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 7**

**CPC-2021-4937-CU-DB-SPR-WDI-HCA**

CEQA: ENV-2021-4938-SCEA

Plan Area: Westchester – Playa del Rey

Council District: 11 – Bonin

**\*\*Last Day to Act: 12-12-22**

**PUBLIC HEARING** – Completed October 24, 2022

**PROJECT SITE:** 6501 – 6521 South Sepulveda Boulevard;  
6502 – 6520 South Arizona Avenue

**IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

More Song, City Planner and Heather Bleemers, Senior City Planner, representing the Department; and Jonathan Lonner, representing the Applicant.

**MOTION:**

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

Demolition of an existing commercial shopping center, industrial building, and associated surface parking lots, the maintenance of an existing one-story commercial restaurant building, and the construction, use, and maintenance of a new eight-story mixed-use building with 362 residential units and approximately 3,700 square feet of new commercial space on the ground floor; 41 residential units will be reserved for Very Low Income households. The Project will provide 520 vehicle parking spaces.

1. Find pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2021-4938-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; Find that the City Council held a hearing on and adopted the SCEA on September 30, 2022 pursuant to PRC Section 21155.2(b)(6); Find the project is a "transit priority project" as defined by PRC Section 21155 and the project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2020-2045 RTP/SCS EIR Schedule No. 20199011061; Find all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the SCEA and the Mitigation Monitoring and Reporting Program prepared for the SCEA;

2. Approve, pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a 50 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
3. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a housing development project consisting of 362 dwelling units, of which 41 will be set aside for Very Low Income households, and with the following Incentives:
  - a. An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 3.85:1 in lieu of the otherwise permitted 1.5:1;
  - b. An Off-Menu Incentive to allow a 26 percent reduction in the required amount of open space; and
  - c. An Off-Menu Incentive to allow a zero-foot distance between main buildings in lieu of the otherwise required distance;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units;
5. Approved, pursuant to LAMC Section 12.37 I, a Waiver of Dedications and Improvements to waive the otherwise required dedications and improvements along Sepulveda Boulevard;
6. Adopt the Conditions of Approval, as Modified by the Commission; and
7. Adopt the Findings.

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

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

**Vote: 6 – 0**

#### **MOTION PASSED**

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At approximately 11:13 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 11:21 a.m. with Commission Vice President Choe and Commissioners Campbell, Leung, Perlman and Dake Wilson.

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#### **ITEM NO. 8**

**CPC-2022-5432-ZC-CPIOA**  
CEQA: ENV-2008-1781-EIR-ADD2  
Plan Area: South Los Angeles

Council Districts: 1 – Cedillo  
8 – Harris-Dawson  
9 – Price  
\*\*Last Day to Act: 01-22-23

**PUBLIC HEARING** – Completed September 21, 2022

#### **PROJECT SITE:**

The Project Location is a 5.26 square mile area located within the South Los Angeles Community Plan Area (CPA) which includes neighborhoods to the west and south of the University of Southern California (USC) campus and Exposition Park. The Project Location is generally bounded by the Santa Monica freeway (Interstate 10) to the north; the Harbor Freeway (Interstate 110) to the east; to the south along Gage Avenue, from the Harbor Freeway westerly to Vermont Avenue, along West 62nd Street westerly from Vermont Avenue to Normandie Avenue; and along Martin Luther King Jr. Blvd. westerly from Normandie Avenue to Western Avenue, the westernmost boundary.

#### **IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:**

Fabiola Inzunza, City Planner, Zuriel Espinoza, City Planner, Reuben Caldwell, Senior City Planner, and Haydee Urita-Lopez, Principal City Planner, representing the Department.

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At approximately 12:01 p.m. Commissioner Leung left the Zoom webinar/teleconference meeting.

At approximately 12:10 p.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 12:15 p.m. with Commission Vice President Choe and Commissioners Campbell, Perlman and Dake Wilson.

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**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:

The Proposed Project is the South Los Angeles Community Plan Implementation Overlay Amendment Project. The Proposed Project includes zone changes that amend the text and figures in the South Los Angeles Community Plan Implementation Overlay (CPIO) District. The proposed CPIO amendment creates a new Protected Unit Area in the Residential Subareas that adds tenant protection regulations that reflect recent changes in state law, established by the Housing Crisis Act (collectively, Senate Bill (SB) 330 and SB 8) and adds some additional tenant protections beyond what is required under state level. The Proposed Project applies these tenant protection regulations, in addition to applying the existing applicable CPIO development regulations and design standards, to properties currently within the Residential Subareas (Chapter V) of the CPIO and to additional multi-family (R2, RD and R3) zoned properties, inclusive of a zone change to R1R3 (Rear Mass Variation) for two R1 zoned neighborhoods (36.02 acres total) within the Project area. Finally, the Proposed Project amends the Transit-Oriented Development (TOD) Subareas (Chapter III) of the CPIO to upgrade access to bonus incentives for certain nodes within the Protected Unit Area from a lower to higher intensity TOD subarea.

1. Recommend that the City Council find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, including Environmental Impact Report, SCH No. 2008101098, (ENV-2008-1781-EIR and ENV-2008-1780-EIR), certified on November 22, 2017 (Project EIR), the Addendum dated October 2022 and the Addendum dated November 2022 (Exhibit E), the project was assessed in the Project EIR; and pursuant to CEQA Guidelines, Sections 15162 and 15164, that no subsequent or supplemental EIR, or negative declaration is required for approval of the Proposed Project;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), the attached proposed zoning ordinance to make the zone changes as shown in the Proposed Zoning Ordinance Map in Exhibit C and pursuant to 12.32 and 13.14 adopt the ordinance to amend the South Los Angeles CPIO, as shown in Exhibits D.1 and D.2;
3. Instruct the Department of City Planning to finalize the necessary zone ordinances to be presented to the City Council, and authorized the Department of City Planning to make non-substantive text edits as necessary to correct typographical or formatting errors, including any non-substantive corrections to the map;
4. Find that in accordance with LAMC Section 13.14 C.5, the proposed amendments to the supplemental development regulations of the Community Plan Implementation Overlay (CPIO) Districts (Exhibits C, D.1, and D.2) are consistent with, and necessary to implement the programs and policies of the South Los Angeles Community Plan;
5. Adopt the Staff Recommendation Report (Exhibit A) as the Commission Report on the subject, including the additional modifications enumerated in Attachment 1; and
6. Adopt the Findings.

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

Moved: Millman  
Second: Campbell  
Ayes: Choe, Perlman, Dake Wilson

Absent: Hornstock, Leung, López-Ledesma, Mack

Vote: 5 – 0

**MOTION PASSED**

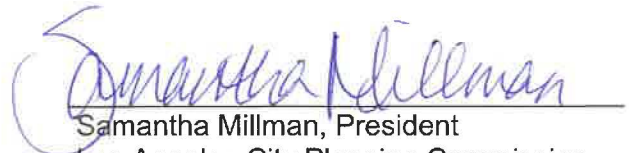
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There being no further business before the Commission, President Millman adjourned the meeting at 12:54 p.m.



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Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission



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Samantha Millman, President  
Los Angeles City Planning Commission

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

**MAY 11 2023**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**