

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, DECEMBER 8, 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 December 8, 2022 regular meeting was conducted via telephone and/or videoconferencing.

Commission Vice President Choe called the special meeting to order at 8:32 a.m. with Commissioners Helen Campbell, Jenna Hornstock, Helen Leung, Karen Mack, Dana Perlman, and Renee Dake Wilson in attendance.

Commission President Samantha Millman and Commissioner Yvette López-Ledesma 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 Linda Lou, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Filomena Fuchs, and Denise Chavez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Lisa Webber, Deputy Director, and reported on the Department of City Planning Processes related to the Tree Protection Ordinance.
- Donna Wong, Deputy City Attorney, had no report.
- Commission Request:
 - Commissioner Hornstock requested a report back on behalf of Planning Staff regarding Workforce Housing.
- Meeting Minutes of September 22, 2022 were postponed.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

Commission Vice President Choe announced that Item No. 8 would be taken out of order.

ITEM NO. 8

CPC-2020-2115-DB

CEQA: ENV-2020-2116-CE

Plan Area: South Los Angeles

Council District: 10

**Last Day to Act: 12-08-22

Continued from: 03-24-22; 06-23-22; 10-27-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1848 South Gramercy Place

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Rafael Fontes, Planning Assistant, Sergio Ibarra, City Planner, and Michelle Singh, Senior City Planner, representing the Department.

MOTION:

Commissioner Perlman moved to continue the item to a date certain of February 23, 2023. Commissioner Campbell seconded the motion and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

Commission Vice President Choe announced that Item Nos. 7 and 8 would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 7

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

Continued From: 11-17-22

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; Councilmember Paul Koretz representing Council District 5; Mashael Majid on behalf of Councilmember Nithya Raman representing Council District 4.

At approximately 11:07 a.m. Commission Vice President Choe recessed the meeting. Commission Vice President Choe reconvened the meeting at 11:12 a.m. with Commissioners Campbell, Hornstock, Leung, Mack, Perlman and Dake Wilson.

At approximately 12:55 p.m. Commissioner Perlman left the Zoom webinar/teleconference meeting.

At approximately 1:26 p.m. Commissioner Hornstock left the Zoom webinar/teleconference meeting.

MOTION:

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

Code Amendment to Sections 12.03, 12.04, 12.32, 13.21, 13.22, and 16.05 of the Los Angeles Municipal Code (LAMC) to create a new “Wildlife District,” or “WLD” Supplemental Use District. The proposed Wildlife District Ordinance (Ordinance) aims to reduce cumulative development impacts on plants, animals and natural resources while providing co-benefits related to climate resilience and public health. The Ordinance proposes development standards for lot coverage, floor area, grading and height limitations and as well as native landscaping/trees, fence, trash enclosure, window and lighting requirements. The Ordinance includes regulations that apply to private properties within the District, including additional discretionary review where lots contain/adjacent to natural resources, such as waterways and open space. The Ordinance details regulations and procedures for project review and includes a map identifying lots subject to natural resource provisions.

1. Determine, based on the whole of the administrative record, that the Project (Proposed Ordinance) is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and CEQA Guidelines Sections 15061(b)(3), 15307 (Class 7), 15308 (Class 8), that 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 the Proposed Ordinance to amend Sections 12.03, 12.04, 12.32, 13.21, 13.22, and 16.05 of the Los Angeles Municipal Code to establish a Wildlife Supplemental Use District, as modified by the City Planning Commission (Exhibit A) as follows:

- Allow up to 1,000 square feet of basement area to be exempted from Residential Floor Area calculations, as long as the floor to floor height of the basement does not exceed ten (10) feet.
 - Revise the threshold for Site Plan Review to: any Project in a Wildlife District that creates or results in 6,000 square feet or more of Residential Floor Area.
3. Approve and Recommend that the City Council adopt the Proposed Zone Change Ordinance, applying the Supplemental Use District Zone WLD to the zones of those parcels lying within the project boundaries identified in the proposed Ordinance Map CPC-2022-3712-ZC (Exhibit B);
 4. Instruct Los Angeles City Planning Staff to study and report back to the City Planning Commission on the effectiveness of the proposed Ordinance three years following the effectuation date of the ordinance, if adopted by the City Council;
 5. Adopt the Staff Recommendation Report as the Commission Report on the subject; and
 6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

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

Continued From: 11-17-22

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.

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

Code Amendment to Sections 12.03, 12.04, 12.32, 13.21, 13.22, and 16.05 of the Los Angeles Municipal Code (LAMC) to create a new “Wildlife District,” or “WLD” Supplemental Use District. The proposed Wildlife District Ordinance (Ordinance) aims to reduce cumulative development impacts on plants, animals and natural resources while providing co-benefits related to climate resilience and public health. The Ordinance proposes development standards for lot coverage, floor area, grading and height limitations and as well as native landscaping/trees, fence, trash enclosure, window and lighting requirements. The Ordinance includes regulations that apply to private properties within the District, including additional discretionary review where lots contain/adjacent to natural resources, such as waterways and open space. The Ordinance details regulations and procedures for project review and includes a map identifying lots subject to natural resource provisions.

1. Determine, based on the whole of the administrative record, that the Project (Proposed Ordinance) is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and CEQA Guidelines Sections 15061(b)(3), 15307 (Class 7), 15308 (Class 8), that 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 the Proposed Ordinance to amend Sections 12.03, 12.04, 12.32, 13.21, 13.22, and 16.05 of the Los Angeles Municipal Code to establish a Wildlife Supplemental Use District, as modified by the City Planning Commission (Exhibit A) as follows:
 - Allow up to 1,000 square feet of basement area to be exempted from Residential Floor Area calculations, as long as the floor to floor height of the basement does not exceed ten (10) feet.
 - Revise the threshold for Site Plan Review to: any Project in a Wildlife District that creates or results in 6,000 square feet or more of Residential Floor Area.
3. Approve and Recommend that the City Council adopt the Proposed Zone Change Ordinance, applying the Supplemental Use District Zone WLD to the zones of those parcels lying within the project boundaries identified in the proposed Ordinance Map CPC-2022-3712-ZC (Exhibit B);
4. Instruct Los Angeles City Planning Staff to study and report back to the City Planning Commission on the effectiveness of the proposed Ordinance three years following the effectuation date of the ordinance, if adopted by the City Council;
5. Adopt the Staff Recommendation Report as the Commission Report on the subject; and
6. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 9

CPC-2018-2223-CU

CEQA: ENV-2018-2224-CE

Plan Area: Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass

Council District: 4 – Raman

****Last Day to Act: 12-30-22**

PUBLIC HEARING – Completed October 25, 2022

PROJECT SITE: 3477 North Laurelvale Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Correy Kitchens, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Department.

MOTION:

Commissioner Campbell moved to continue the item to a date certain of December 15, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 10

ZA-2021-6672-CU-CCMP-DB-HCA-1A

CEQA: ENV-2021-6673-CE

Plan Area: South Los Angeles

Council District: 1 – Cedillo

****Last Day to Act: 12-08-22**

PUBLIC HEARING REQUIRED

PROJECT SITE: 2323 South Scarff Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Rafael Fontes, Planning Assistant, and Michelle Singh, Senior City Planner, representing the Department.

MOTION:

Commissioner Campbell moved to continue the item to a date certain of December 15, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Campbell

Second: Mack

Ayes: Choe, Leung, Dake Wilson

Absent: López-Ledesma, Hornstock, Millman, Perlman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 11

DIR-2021-643-TOC-HCA-1A

CEQA: ENV-2021-644-CE

Plan Area: Westlake

Council District: 1 – Cedillo

****Last Day to Act: 12-08-22**

PUBLIC HEARING REQUIRED

PROJECT SITE: 1537, 1539, 1541, 1543 West Cambria Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Marie Pichay, City Planning Associate, Yi Lu, City Planner, and Jane Choi, Principal City Planner, representing the Department.

MOTION:

Commissioner Campbell moved to continue the item to a date certain of December 15, 2022. Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Campbell

Second: Mack

Ayes: Choe, Leung, Dake Wilson

Absent: López-Ledesma, Hornstock, Millman, Perlman

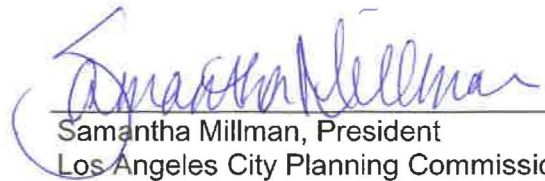
Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Vice President Choe adjourned the meeting at 2:40 p.m.



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



Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAY 11 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**