

CITY PLANNING COMMISSION
****CORRECTED AGENDA**
THURSDAY, MARCH 14, 2019 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (5a, 5b)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. [CPC-2018-2460-DB-SPR](#)
CEQA: ENV-2018-2641-CE
Plan Area: South Los Angeles

Council District: 9 – Price
Last Day to Act: 03-22-19

PUBLIC HEARING – Completed February 7, 2019

PROJECT SITE: 3800-3816 South Figueroa Street

PROPOSED PROJECT:

A 7-story, 85-foot tall mixed-use development containing 79 residential dwelling units (including eight dwelling units for Very Low Income Households and four Workforce Housing Units) and approximately 9,807 square feet of ground-floor retail. The building will be approximately 104,535 square-feet with a Floor Area Ratio (FAR) of 3.75:1. The project provides 100 parking spaces located in one at-grade level, one mezzanine level, and one subterranean level of parking. The existing commercial building and apartment building are proposed to be demolished, and 8 non-protected on-site trees and 1 street tree are proposed to be removed.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to State 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. Pursuant to Sections 12.22 A.25(g)(2) and (3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a project totaling 79 dwelling units, including 8 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives and waivers:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit 80 residential parking spaces in lieu of the 174 spaces required by Parking Option 1 and LAMC Section 12.22 A.25(d)(1);
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit an FAR of 3.75:1 in lieu of the maximum 1.5:1 otherwise permitted in the C2-1L Zone;
 - c. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Waiver to permit a building height of 85-feet and seven stories, in lieu of the maximum building height of 75-feet and six stories otherwise permitted in the C2-1L Zone;
 - d. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Waiver to permit a reduced rear yard of 10-feet, in lieu of the 19-feet otherwise required for a 7-story building in the C2-1L Zone;
 - e. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Waiver to permit a reduced easterly side yard setback of 6-feet $\frac{3}{4}$ -inches, in lieu of the 10-feet otherwise required for a 7-story building in the C2-1L Zone; and
 - f. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Waiver to waive the Transitional Height requirements of LAMC Section 12.21.1 A.10.
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of 50 or more dwelling units.

Applicant: Core Campus Investment Partners, LLC
Representative: Jerry Neuman, DLA Piper, LLP

Staff: Connie Chauv, City Planning Associate
connie.chauv@lacity.org
(213) 978-0016

5b. [CPC-2018-4231-DB-WDI](#)
CEQA: ENV-2018-4232-CE
Plan Area: Palms-Mar Vista-Del Rey

Council District: 11 – Bonin
Last Day to Act: 03-14-19

PUBLIC HEARING – Completed December 5, 2018

PROJECT SITE: 11955 West Culver Boulevard; 4460-4466 South Inglewood Boulevard

PROPOSED PROJECT:

The demolition of existing structures and the construction, use and maintenance of a five-story, approximate 67-foot in height, mixed-use building with 24 residential units, including three units (11 percent of the project units) for Very Low Income Households and approximately 620 square feet of ground floor commercial area with parking at-grade and one subterranean level providing 30 on-site vehicular parking spaces and 31 bicycle parking spaces.

REQUESTED ACTIONS:

1. Based on the whole of the administrative record, the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
2. Pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), the Applicant proposes to set aside 3 units, or 11 percent of the dwelling units for Very Low Income Households and requests one On-Menu Incentive to permit a reduced side (north) yard setback of six-feet, five-inches, in lieu of the otherwise required eight-feet;
3. Pursuant to LAMC Section 12.22 A.25(g)(3) one Waiver/Modifications of Development Standards to permit a Floor Area Ratio (FAR) of 3:1 in lieu of the otherwise permitted 1.5:1 FAR in the C2-1 Zone; and
4. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements to waive a ten-foot dedication along Culver Boulevard and to waive a seven-foot, six-inch dedication along Inglewood Boulevard.

Applicant: 4466 Inglewood, LLC
Representative: Matthew Hayden, Hayden Planning

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

6. [CPC-2016-3180-VZC-MCUP-SPR](#)
CEQA: ENV-2016-3181-MND
Plan Area: Wilshire
Related Case: VTT-74230

Council District: 1 – Cedillo
Last Day to Act: 02-14-19
Continued from: 12-13-18
and 02-14-19

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

ITEM TO BE CONTINUED TO MAY 9, 2019

PROPOSED PROJECT:

The demolition of an existing gas station, 32 apartment units and 8,942 square feet of medical office, and the use, construction and maintenance of a seven-story mixed-use building with 228 residential units and 53,498 square feet of commercial uses. The project includes 565 vehicular parking spaces within two levels of subterranean, at-grade and mezzanine level parking. Additionally, the project

would provide 310 bicycle parking spaces (including 260 long-term and 50 short-term spaces). The site contains two existing billboards which are proposed to remain.

Applicant: OV, LLC
Representative: Michael Jang, Hankook Property Management

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

7. [VTT-74311-CN-1A](#) Council District: 10–Wesson
CEQA: ENV-2016-3663-MND Last Day to Act: 03-22-19
Plan Area: Wilshire
Related Case: CPC-2016-3662-CU-DB-SPR

PUBLIC HEARING REQUIRED

PROJECT SITE: 3170, 3188 West Olympic Boulevard;
1006, 1010, 1012, 1014, 1020 South Serrano Avenue;
1007, 1011, 1015, 1017, 1019, 1021 South Hobart Boulevard

PROPOSED PROJECT:

A Vesting Tentative Tract Map composed of one master ground lot and two airspace lots for a maximum of 252 apartment units and 33 commercial condominium units on a 49,763 square-foot lot.

APPEAL:

Appeal of the December 28, 2018, Advisory Agency determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3663-MND, as circulated on October 11, 2018 (“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. Approved, pursuant to Sections 17.03, 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map composed of one master ground lot and two airspace lots for a maximum of 252 apartment units and 33 commercial condominium units on a 49,763 square-foot lot.

Applicant: Kyoung Lan Choi, Choi Bo Sung, Inc. and CBS Property Group, LLC
Representative: Stuart Ahn

Appellant: Laborer's International Union of North America, Local 300
Representative: Michael Lozeau, Lozeau Drury LLP

Staff: Nuri Cho, City Planning Associate
nuri.cho@lacity.org
(213) 978-1177

8. [CPC-2016-3662-CU-DB-SPR](#)
CEQA: ENV-2016-3663-MND
Plan Area: Wilshire
Related Case: VTT-74311-CN-1A

Council District: 10 – Wesson
Last Day to Act: 03-22-19

PUBLIC HEARING – Completed December 12, 2018

PROJECT SITE: 3170, 3188 West Olympic Boulevard;
1006, 1010, 1012, 1014, 1020 South Serrano Avenue;
1007, 1011, 1015, 1017, 1019, 1021 South Hobart Boulevard

PROPOSED PROJECT:

Demolition of an existing one-story commercial retail building, related surface parking, and five residential buildings (a 1-story single-family dwelling, a 2-story single-family dwelling, and three multi-family rental units that are each 1-story) for the construction of a new 7-story (85-foot) mixed-use structure above two levels of subterranean parking garage. The project will provide 252 apartment units, of which 46 units are set aside for Very Low Income Households, and 32,100 square feet of commercial retail space. The project will provide 261 vehicular parking spaces pursuant to AB 744, located at-grade and within two levels of subterranean parking garage. The project also includes 100 long-term and 30 short-term bicycle parking spaces. The project will contain a maximum Floor Area Ratio (FAR) of 6.09:1. The project includes the removal of 22 trees on-site and 8 street trees (5 street trees on Olympic Boulevard, 1 street tree on Hobart Boulevard, and 2 street trees on Serrano Avenue).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3663-MND, as circulated on October 11, 2018 (“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. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, for an increase of 95 percent over the project site, to allow 252 dwelling units in lieu of the otherwise permitted base density of 129 dwelling units, and pursuant to LAMC Section 12.24 F, an increase in the permitted Floor Area Ratio (FAR) of 6.09:1 in lieu of 1.5:1 in the C2-1 Zone and 3:1 in the R4-1 Zone;
3. Pursuant to LAMC Section 12.22 A.25(g)(2), a Density Bonus for a project reserving 46 units or 35 percent of the base dwelling units, for Very Low Income Households, with vehicular parking provided pursuant to AB 744 and the following three On-Menu Incentives:
 - a. A 20 percent decrease in the required width of the front yard setback on Serrano Avenue in the R4-1 Zone from 15-feet to 12- feet;
 - b. A 20 percent decrease in the required width of the front yard setback on Hobart Boulevard in the R4-1 Zone from 15 feet to 12 feet; and
 - c. A 20 percent decrease in the required width of the southerly side yard setback in the R4-1 Zone from 10 feet to 8-feet.
4. Pursuant to LAMC Section 12.22 A.25(g)(3), the following two Waivers of Development Standards:
 - a. A Waiver of Development Standards to use pre-dedication area of any land required to be dedicated for street or alley purposes as lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located; and

- b. A Waiver of Development Standards to average the floor area, density, parking, or open space, and permitted vehicular access from a less restrictive zone to a more restrictive zone.
- 5. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development that creates an increase of 50 or more dwelling units.

Applicant: Kyoung Lan Choi, Choi Bo Sung, Inc. and CBS Property Group, LLC
Representative: Stuart Ahn

Staff: Iris Wan, City Planner
iris.wan@lacity.org
(213) 978-1397

- 9. [VTT-74496-CN-1A](#) Council District: 13 – O’Farrell
CEQA: ENV-2016-3631-SCPE Last Day to Act: 03-14-19
Plan Area: Hollywood
Related Case: CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI

PUBLIC HEARING REQUIRED

PROJECT SITE: 6400 Sunset Boulevard; 1440-1460 North Cahuenga Boulevard;
6400-6416 West Sunset Boulevard; 1419 North Ivar Avenue;
1441-1453 North Ivar Avenue; 1418 North Cahuenga Boulevard

PROPOSED PROJECT:
The merger of a 0.73 acre site into one lot for condominium uses.

APPEAL:
Appeal of the January 16, 2019, Advisory Agency determination to approve, pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract for the merger of a 0.73 acre site into one ground lot for condominium uses.

Applicant: 6400 Sunset, LLC*
Representative: Edgar Khalatian, Mayer Brown, LLP

Appellant: Coalition to Preserve LA
Representative: Doug Carstens, Catten-Brown & Carstens

Staff: Jason McCrea, Planning Assistant
jason.mccrea@lacity.org
(213) 847-3672

- 10. [CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI](#) Council District: 13 – O’Farrell
CEQA: ENV-2016-3631-SCPE Last Day to Act: 03-14-19
Plan Area: Hollywood
Related Case: VTT-74496-CN-1A

PUBLIC HEARING – Completed January 9, 2019

PROJECT SITE: 6400 Sunset Boulevard; 1440-1460 North Cahuenga Boulevard;
6400-6416 West Sunset Boulevard; 1419 North Ivar Avenue;
1441-1453 North Ivar Avenue; 1418 North Cahuenga Boulevard

PROPOSED PROJECT:

The Project proposes a mixed-use development containing 200 residential units, with 10 units reserved for Very Low Income Households (5 percent) and 7,000 square feet of ground floor commercial space within a 26-story building (maximum height of 285-feet) on the northern lot. The project would result in 231,836 square feet of new floor area and a maximum Floor Area Ratio (FAR) of 6:1.

REQUESTED ACTIONS:

1. Pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change to remove the “D” limitation on the site;
2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review, reserving 5 percent, or 10 units, for Very Low Income Households, and utilizing Parking Option 1, seeking the following incentives:
 - a. Pursuant to LAMC 12.22 A.25(g), an Off-Menu Incentive to permit floor-area averaging and residential density transfer across the project site; and
 - b. Pursuant to LAMC 12.22 A.25(g), a Waiver of Development Standard to permit compact parking spaces be utilized to meet 20 percent of the residential parking requirement.
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at 4 establishments for the 7,000 square-foot ground floor commercial use;
4. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for signage in the Hollywood Signage Supplemental Use District;
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units; and
6. Pursuant to LAMC Section 12.37, Waiver of Dedication and/or Improvements to waive a 2-foot sidewalk easement along Ivar Avenue to the east of the project site.

Note: On January 9, 2019, the Deputy Advisory Agency determined that the two-foot sidewalk easement along Ivar Avenue was unnecessary, and that reconstruction of the sidewalk was sufficient, and as such, the applicant subsequently requested that the Waiver of Dedication and/or Improvement be withdrawn from the entitlement case.

Applicant: 6400 Sunset, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: Jason McCrea, Planning Assistant
jason.mccrea@lacity.org
(213) 847-3672

11. [CPC-2018-998-DB-CU](#)
CEQA: ENV-2018-999-EIR; Addendum (January 2019)
to Adelante Eastside Redevelopment Project EIR;
SCH No. 1997061065
Plan Area: Boyle Heights

Council District: 14 – Huizar
Last Day to Act: 04-24-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 100 South Boyle Avenue; 110, 114 South Boyle Avenue
1800 East First Street

PROPOSED PROJECT:

The proposed project includes the construction of a five-story, 44-unit affordable housing development (of which 100 percent of the residential units will be restricted affordable units except for one manager’s unit), 7,500 square feet of ground floor commercial/retail and café/restaurant space

and 45 parking spaces (28 residential spaces and 17 commercial spaces) in a ground-level parking garage and subterranean parking level. The proposed project measures 68 feet in height and contains 39,650 square feet of floor area, for a total Floor Area Ratio (FAR) of 2.72:1.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Environmental Impact Report No. ENV-2018-999-EIR, SCH No. 1997061065, certified on September 17, 1998 by the Community Redevelopment Agency of the City of Los Angeles, and as supported by the Addendum dated January 2019, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a 10 percent Density Bonus for a project reserving 100 percent of the dwelling units for a mix of Extremely Low and Very Low Income Households for homeless individuals and homeless families, with one manager's unit, and the following three Off-Menu Incentives:
 - a. A 2.72:1 FAR in lieu of the otherwise permitted 1.5:1 FAR for the C2-1-RIO-CUGU and [Q] C2-1-RIO-CUGU Zones;
 - b. A 68-foot tall mixed-use building in lieu of a maximum 45-foot tall building allowed by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot tall building otherwise allowed by [Q] Condition No. 1 in Ordinance No. 153,152; and
 - c. A 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building otherwise required by LAMC Section 12.11 C.3.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following six Waivers of Development Standards:
 - a. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of the 15-foot setback as otherwise required by [Q] Condition No. 2 in Ordinance No. 153,152;
 - b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 as otherwise required by [Q] Condition No. 3 in Ordinance No. 153,152;
 - c. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10-gallons and 15-feet in height at the time of planting, trees planted at a maximum of 20-feet apart, and trees that are a spreading type that include shrubs and ground cover otherwise required by [Q] Condition Nos. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
 - d. A loading space provided in the alley in lieu of on-site as required by LAMC Section 12.21 C.6(a);
 - e. A reduction in the required residential parking to provide 28 parking spaces in lieu of 60 parking spaces required by LAMC Section 12.21 A.4; and
 - f. An allowance to provide 6 parking stalls of the 28 residential parking spaces as compact stalls in lieu of standard stalls as otherwise required by LAMC Section 12.21 A.5(c).
4. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow operating hours for a proposed café/restaurant from 5:00 a.m. to 11:00 p.m. in lieu of operating hours from 7:00 a.m. to 11:00 p.m. otherwise required by LAMC Sections 12.22 A.23 and 12.24 W.27 for Commercial Corner Developments.

Applicant: Vanessa Delgado, Azure Development Co.
Representative: Alfred Fraijo Jr., Sheppard Mullin Richter & Hampton, LLP

Staff: Monique Acosta, City Planning Associate
monique.acosta@lacity.org
(213) 978-1173

12. [DIR-2018-723-TOC-1A](#)
CEQA: ENV-2017-724-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 03-15-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1130-1132 North Beachwood Drive

PROPOSED PROJECT:

The demolition of an existing duplex and the construction, use, and maintenance of a four-story over one level of parking, 14-unit multi-family dwelling with one unit reserved for Extremely Low Income Households and one unit reserved for Very Low Income Households. The project will provide 10 residential automobile parking spaces within one at-grade and one below grade level, and 14 long-term and two short-term bicycle parking spaces.

APPEAL:

Appeal of the November 13, 2018, Planning Director’s determination which:

1. Determined based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exemption to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Approved, pursuant to Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program project allowing a 70 percent increase in density for a Tier 3 project totaling 14 dwelling units with one unit set aside for Extremely Low Income Households and one unit set aside for Very Low Income Households along with the following two Incentives:
 - a. Setbacks (Sides). A 30 percent reduction to permit side yard setbacks of 5-feet 9-inches in lieu of minimum 8-feet required in the R3 Zone; and
 - b. Height. A building height of 54-feet 6-inches in lieu of the maximum 45-feet allowed in the R3-1 Zone.

Applicant: SN Hollywood, LLC
Representative: Sami Kohanim, Land Use Developers, Corp.

Appellant: John Coluccio, Beachwood Gardens Neighborhood Association

Staff: JoJo Pewsawang, City Planner
jojo.pewsawang@lacity.org
(213) 978-1214

13. [DIR-2017-2437-DB-1A](#)
CEQA: ENV-2017-2438-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 03-15-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 5058 West Maplewood Avenue

PROPOSED PROJECT:

Demolition of an existing 1-story single-family dwelling for the construction of a 5-story, 13-unit apartment structure (56 feet in height). The project will reserve 11 percent, or 1 dwelling unit, of the 9 base dwelling units permitted for Very Low Income Household occupancy for a period of 55 years.

The project will provide 9 vehicular parking spaces located within one level of subterranean parking garage and 15 bicycle parking spaces.

APPEAL:

Appeal of the September 5, 2018, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC) a Density Bonus Compliance Review to allow a 35-percent increase in density for a 13-unit apartment building with two On-Menu Incentives, for a 20-percent reduction to permit a westerly side yard setback of 6 feet 5 inches in lieu of the otherwise required 8 feet, and an 11-foot increase in building height to permit 56 feet in lieu of the otherwise permitted 45 feet.

Applicant: Frank Ota
Representative: Hamid Dehghan, HRD Arch, Inc.

Appellants(14): Gun Lee Jung; Sook Kwak Moon; Joseph Barnes Jr.; Chong Seong Ja; Jooyeon Kim; Maria Gao; Sue H. Jang; Gina Lee; Paul J. Rhee; Pavithra Prasad; Jason Peers; Daniella Nam; Kum J. Lee; Airlin S. Espina

Staff: Ruben C. Vasquez III, City Planning Associate
ruben.c.vasquez@lacity.org
(213) 978-1741

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, March 28, 2019

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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