

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, FEBRUARY 13, 2020 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
Helen Leung, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
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Vincent P. Bertoni, AICP, Director
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Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
cpc@lacity.org
(213) 978-1299

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 two (2) written pages plus accompanying photographs. Fifteen (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. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting 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 **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at per.planning@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, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

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

- Update on City Planning Commission Status Reports and Active Assignments
- Electric Vehicle Charging Requirements
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – January 9, 2020; January 23, 2020

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 and 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-2019-5273-CU](#)
CEQA: ENV-2019-5274-CE
Plan Area: Boyle Heights

Council District: 14 – Huizar
Last Day to Act: 02-13-20

PUBLIC HEARING – Completed December 18, 2019

PROJECT SITE: 501 South Boyle Avenue

PROPOSED PROJECT:

The expansion of an existing public charter elementary school (Puente Charter School) located within an existing 39,573 square-foot building (Puente Learning Center) also housing an adult learning center, preschool, and youth education activities. The total enrollment of the elementary school will increase from 167 students to 360 students serving grades Kindergarten through 5th Grade.

The Project will not alter the existing building's footprint; no demolition or construction is proposed aside from interior tenant improvements, exterior structural upgrades, and two outdoor stairwells.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15305, Class 1, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code, a Conditional Use to allow the use and maintenance of a public charter school for grades Kindergarten through 5th Grade with a maximum enrollment of 360 students in the [Q]R4-1-RIO-CUGU Zone.

Applicant: Puente Learning Center
Representative: Andie Adame, Craig Lawson & Company LLC

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

5b. [CPC-2019-2926-DB-SPR](#)
CEQA: ENV-2019-2927-CE
Plan Area: San Pedro

Council District: 15 – Buscaino
Last Day to Act: 02-16-20

PUBLIC HEARING – Completed January 23, 2020

PROJECT SITE: 511 South Harbor Boulevard

PROPOSED PROJECT:

Construction of a mixed-use building containing 137 dwelling units (11 percent or 16 units restricted to Very Low Income households) and 2,478 square feet of commercial. The Project will be eight stories and 92 feet in height, and have a 4.06:1 Floor Area Ratio (FAR) with 135,310 square feet of floor area. The Project will provide 118 parking spaces. The Project will involve the demolition of the existing restaurant building, removal of three non-protected on-site and two non-protected street trees, and export of approximately 919 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, an Exemption from CEQA, 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 Section 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 137 dwelling

- units, including 16 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following two Off-Menu Incentives:
- a. To allow 113 residential parking spaces in lieu of the 164 spaces required by Parking Option 1 and LAMC Sec. 12.22 A.25(d)(1); and
 - b. To allow 37 of the required parking spaces to be compact in lieu of the requirement that all required parking spaces be standard size;
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following four Waivers of Development Standards:
- a. Reduced side yard to allow 5 feet in lieu of 11 feet;
 - b. Reduced rear yard to allow 5 feet in lieu of 20 feet;
 - c. Reduced publicly-accessible open space area to 4,000 square feet in lieu of the 5,000 square feet otherwise required by the San Pedro Community Plan Implementation Overlay Section II-2 E.1(a); and
 - d. To waive the Transitional Height requirements of LAMC Section 12.21.1A.10, and allow the building height to be stepped back at a 45 degree angle from a horizontal plane originating 15 feet above grade at the property line of the adjacent lot in the Open Space zone; and
4. 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: LAMF 511 Harbor LLC
 Representative: Dana A. Sayles, Three6ixty

Staff: Alan Como, City Planner
alan.como@lacity.org
 (213) 847-3633

6. [CPC-2019-4568-DB-CU-SPP-PSH-SIP](#)
 CEQA: N/A
 Plan Area: Westlake

Council District: 1 – Cedillo
 Last Day to Act: 03-21-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1316 – 1328 West Linwood Avenue

PROPOSED PROJECT:

Demolition of the existing three residential buildings and the construction, use and maintenance of 150 Permanent Supportive Housing units; eight restricted to Very Low Income and 142 restricted to Low Income Households on a 18,720 square foot site. The proposed project includes an eight-story building with a maximum building height of 100 feet, and a total of 68,020 square feet of floor area including 1,550 square feet of support service office space, located on the ground floor. The Project will provide zero vehicular parking spaces under AB 2162, 110 bicycle parking spaces; and will provide a total of 11,000 square feet of open space including yards, roof decks, recreational rooms and multipurpose rooms.

REQUESTED ACTIONS:

1. Pursuant to California Government Code Section 65651 and Public Resource Code Section 21080(b)(1), determine that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
2. Pursuant to California Government Code Section 65650 through 65654, a ministerial review of a Supportive Housing Project for a development project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653;
3. Pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.22 A.25(f)(1), a ministerial

- review of the Density Bonus/Affordable Housing Incentives Program to permit a 35 percent density bonus and the following On-Menu Incentive for a Housing Development Project totaling 150 dwelling units, reserving eight units for Very Low Income and 142 units for Low Income Household occupancy for a period of 55 years:
- a. A maximum 20 percent reduction in the easterly side yard setback to permit a minimum eight feet, eight inches in lieu of the required 11-foot setback per LAMC Section 12.12 C.2;
4. Pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.22 A.25(g)(3), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit the following Off-Menu Incentives and Waiver of Development Standards for a Housing Development Project totaling 150 dwelling units, reserving eight units for Very Low Income and 142 units for Low Income Household occupancy for a period of 55 years:
 - a. An Off-Menu Incentive to increase the maximum interior common open space used towards usable open space to 43 percent, in lieu of the otherwise 25 percent limitation per LAMC Section 12.21 G.2.A(4)(i);
 - b. An Off-Menu Incentive to reduce the minimum number of trees required to be planted on-site to allow 32 24-inch box trees, in lieu of the otherwise 150 36-inch box trees required in Appendix D, Section C.2 of the Central City West Specific Plan;
 - c. A Waiver of Development Standards to reduce the minimum usable open space required by 26.7 percent to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by LAMC Section 12.21 G;
 - d. A Waiver of Development Standards to reduce the minimum common open space required by 26.7 percent to permit a minimum of 11,000 square feet in lieu of 15,000 square feet as otherwise required by Appendix D, Section C.1 of the Central City West Specific Plan; and
 - e. A Waiver of Development Standards to eliminate the incremental transitional height limits for properties within 99 feet and 199 feet of an R3 Zone and permit a shadow to be cast for more than two hours each day between 9:00 a.m. and 3:00 p.m. during the winter solstice in lieu of the otherwise required 55-foot and 75-foot height limit, respectively, per Section 8.A.5 of the Central City West Specific Plan; and
 5. Pursuant to CA Gov. Section 65913.4 and Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Conditional Use to permit an additional 24-percent density bonus for a total 59 percent 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, allowing a total of 150 dwelling units in lieu of 94 units as otherwise permitted in the R5(CW)-U/6 Zone within the Central City West Specific Plan;
 6. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to allow the demolition of the three existing residential buildings, and the construction, use and maintenance of an eight-story building with 150 Permanent Supportive Housing dwelling units.

Applicant: 1316 Linwood LLC and Linwood Holding Co., LLC
Representative: May Phutikanit, Relevant Group

Staff: Hagu Solomon-Cary, City Planner
hagu.solomon-cary@lacity.org
(213) 978-1361

PUBLIC HEARING REQUIRED

PROJECT SITE: 843 North La Brea Avenue; 849 North La Brea Avenue

PROPOSED PROJECT:

Demolition of an existing single-story 3,100 square foot automobile repair shop, and the construction, use and maintenance of a five story residential building that provides 100 percent affordable and Permanent Supportive Housing (PSH) totaling 50 dwelling units consisting of 49 units reserved for Low Income Households and one market-rate manager's unit. The building will have a maximum height of 65 feet, one inch and 31,974 square feet of floor area with a 3.05:1 Floor Area Ratio (FAR). The Project proposes five non-required at-grade automobile parking spaces at the rear of the building, 42 long-term bicycle parking spaces and four short-term bicycle parking spaces. The Project will provide 3,770 square feet of Usable Open Space including a 905 square foot community room, a 767 square-foot courtyard, a 1,498 square foot roof deck and 600 square feet of private balcony space.

APPEAL:

Appeal of the December 17, 2019, Director of Planning's determination which:

1. Determined, pursuant to the California Public Resources Code Section 21080.27(b)(1), that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is statutorily exempt from the California Environmental Quality Act (CEQA);
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review, for a qualified Tier 3 project, totaling 50 dwelling units, reserving 49 units for PSH and Low Income Household occupancy for a period of 55 years, with the following Additional Incentives:
 - a. Side Yard Setbacks. A three foot reduction to both the north and south side yards to permit the minimum setback of five-feet, half-inch consistent with the RAS3 Zone, pursuant to LAMC 12.10.5 C.2, in lieu of a minimum eight-foot required side yards for a five-story building required in the C4-1VL Zone;
 - b. Open Space. A 25-percent reduction in the minimum usable open space to permit 3,770 square feet in lieu of 5,025 square feet as otherwise required by LAMC Section 12.21 G.2; and
 - c. Height. A 22-foot increase in maximum building height to permit 65 feet, one-inch in lieu of the otherwise required 45 feet for residential buildings in the C4-1VL zone pursuant to LAMC Section 12.21 A.1; and
3. Adopted the Findings and Conditions of Approval.

Applicant: Pointe on La Brea EAH, LLC
Representative: Dana A. Sayles, Three6ixty

Appellant: LA Brea-Willoughby Coalition
Representative: Sabrina Venskus, Esq

Staff: Jim Harris, City Planning Associate
james.harris@lacity.org
(213) 978-1241

8. [CPC-2015-4557-MCUP-CUX-TDR-SPR-DD](#)
CEQA: ENV-2015-4558-EIR; SCH No. 2016061048
Plan Area: Central City
Related Case: VTT-73966-CN-1A

Council District: 14 – Huizar
Last Day to Act: 02-13-20

PUBLIC HEARING – Completed October 10, 2019

PROJECT SITE: 813 – 815 West Olympic Boulevard; 947 – 951 South Figueroa Street

PROPOSED PROJECT:

Demolition and removal of all existing development on the Project Site and development of a single 57-story high-rise building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories) for a project total of 779,173 square feet of total floor area. A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within the podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. The Project proposes a floor area ratio (FAR) of up to 13:1.

REQUESTED ACTIONS:

1. Recommend, that the City Council find the City Council has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2015-4558-EIR (SCH No. 2016061048) dated, October 4, 2018, the Final EIR, dated August 14, 2019 and Errata, dated September 2019 (Olympic Tower Project EIR), as well as the whole of the administrative record; and
2. Recommend that the City Council CERTIFY that:
 - a. The Olympic Tower Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Olympic Tower Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
 - c. The Olympic Tower Project EIR reflects the independent judgment and analysis of the lead agency.
3. Recommend the City Council ADOPT the following:
 - a. The related and prepared Olympic Tower Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Olympic Tower Project EIR;
4. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), approve and recommend a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center located at 1201 South Figueroa Street, for up to 455,161 square feet to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR.

ON OCTOBER 10, 2019, THE CITY PLANNING COMMISSION TOOK THE FOLLOWING ACTION:

CPC-2015-4557-MCUP-CUX-TDR-SPR-DD

1. Continued the Commission's action related to the TFAR until the Agency Board acts on the requested TFAR Plan and Public Benefits Payment;
2. Requested that within six months of the receipt of the Public Benefit Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund

- Committee, pursuant to LAMC Section 14.5.12;
3. Approved of a Master Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site and off-site sale and service of alcohol at multiple locations, and a Conditional Use Permit to allow dancing and live entertainment;
 4. Approved a Director's Decision to provide less than one on-site tree per four residential dwelling units (63 trees in lieu of 94 trees);
 5. Approved a Director's Decision to provide short-term bicycle parking inside a building and short-term and long-term bicycle parking on a level other than the ground floor or nearest floor to the ground floor in a parking garage;
 6. Approved a Site Plan Review for a project resulting in an increase of 50 or more dwelling units;
 7. Adopted the Conditions of Approval; and
 8. Adopted the Findings.

VTT-73966-CN-1A

1. Found that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for the Olympic Tower Project EIR, which includes ENV-2015-4558-EIR (SCH No. 2016061048) dated October 4, 2018, the Final EIR, dated August 14, 2019, and the Errata, dated September 2019), certified on October 10, 2019, and adopted the Environmental Findings and the Mitigation Monitoring Program prepared for the Olympic Tower Project EIR.

Certified the following:

- a. The Olympic Tower Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Olympic Tower Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The Olympic Tower Project EIR reflects the independent judgement and analysis of the lead agency;

Adopted the following:

- a. The related and prepared Olympic Tower Project EIR Environmental Findings
- b. The Statement of Overriding Considerations; and
- c. The Mitigation Monitoring Program prepared for the Olympic Tower Project EIR;
2. Denied the appeal and sustained the Advisory Agency's decision to approve, pursuant to Sections 17.03 and 17.15 of the LAMC, a Vesting Tentative Tract Map No. 73966 for the Project;
3. Adopted the Conditions of Approval; and
4. Adopted the Findings.

Applicant: Olymfig26, LLC
 Representative: Anne Williams, PSOMAS

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
 (213) 473-9985

9. **CPC-2016-3808-VZC-CDO-DD-SPR**
 CEQA: ENV-2016-3809-EIR; SCH No. 2017011062
 Plan Area: Central City

Council District: 14 – Huizar
 Last Day to Act: 02-13-20

PUBLIC HEARING – Completed November 20, 2019

PROJECT SITE: 213 South Spring Street; 200 – 210 South Broadway;
 232 – 238 West 2nd Street

PROPOSED PROJECT:

The Project proposes the redevelopment of a surface parking lot with a new mixed-use building, including 107 residential units, 7,200 square feet of ground floor commercial retail uses, and 534,044 square feet of office uses. The Project would be constructed above the Los Angeles County Metropolitan Transportation Authority (Metro) Regional Connector Historic Broadway Rail Station. In total, including the 9,810 square foot Metro portal and plaza, the Project would contain up to 688,401 square feet of floor area on a 118,051 net square-foot (2.71-acre) lot, for a floor area ratio (FAR) of 5.83:1. The proposed uses would be located within a 30-story building and would measure 435 feet at the highest roofline and 449 feet at the top of the highest parapet.

In a letter dated October 24, 2019, the Applicant requested that the Department of City Planning consider the recommendation of Residential Alternative 4A [With Podium] (Alternative 4A), which was analyzed as an Alternative in the 222 W. 2nd Street EIR, in place of the Project. The Draft EIR analysis identified Alternative 4A as an environmentally superior alternative as it reduces the Project's significant and unavoidable transportation impacts to a level of less than significant, while meeting the Project objectives, generally to the same extent as the Project.

On December 5, 2019 the Deputy Advisory Agency certified the 222 W. 2nd Street EIR and adopted the Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program for Alternative 4A. Thus, the Department of City Planning recommends that the Residential Alternative 4A, which was analyzed in the 222 West 2nd Street Draft Environmental Impact Report (EIR) (ENV-2016-3809-EIR) Section V, Alternatives, at Page V-111, be considered for approval in place of the Project. Like the Project, Alternative 4A includes the redevelopment of a surface parking lot with a new mixed-use building above the Metro Regional Connector Historic Broadway Rail Station. However, Alternative 4A would include 680 residential units, of which 45 units would be set aside for Workforce Housing units, and 10,000 square feet of ground floor commercial uses. In total, including the 9,810 square-foot Metro portal and plaza, Alternative 4A would contain up to 707,036 square feet of floor area on an 118,051 net square-foot (2.71-acre) lot, for an FAR of 6:1. The proposed uses would be located within a 56-story building and would measure 570 feet at the highest roofline and 608 feet at the top of the highest parapet.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, find that the project was assessed in the 222 West 2nd Street Project EIR No. ENV-2016-3809-EIR (SCH No. 2017011062), previously certified on December 5, 2019, which includes the Draft EIR dated March 19, 2019, the Final EIR, dated October 23, 2019, Erratum dated November 15, 2019, and the Addendum dated December 13, 2019; and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change to remove the Broadway Community Design Overlay (CDO) Q Condition No. 7, which requires a 30 percent minimum and permits a 40 percent maximum lot coverage for any portion of a building over 150 feet in height;
3. Pursuant to LAMC Section 13.08, a Design Overlay Plan Approval for a project located in the Broadway CDO;
4. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to permit less than one on-site tree per four residential dwelling units, or 85 trees in lieu of the otherwise required 170 trees; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for the development of a project that results in an increase of 50 or more dwelling units and/or guest rooms.

Applicant: Carl Cade, CA-LATS South, LLC
Representative: Winston Stromberg, Latham & Watkins, LLP

Staff: Kathleen King, City Planner
kathleen.king@lacity.org
(213) 847-3624

10. [CPC-2017-3759-DB-SPR-SPP](#)
CEQA: ENV-2017-3760-CE
Plan Area: Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass

Council District: 2 – Krekorian
Last Day to Act: 03-16-20

PUBLIC HEARING – Completed January 17, 2020

PROJECT SITE: 4260 North Arch Drive; 11201 West Ventura Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of four to six story, maximum 64 foot tall (71 foot to top of rooftop stairwell), approximately 105,863 square foot, mixed-use building with 106 residential units and 1,201 square feet of commercial at the ground level with one and one half levels of subterranean parking. The Project includes multiple courtyards and roof deck areas with approximately 14,762 square feet of common open space and 11,858 square feet of private open space. Twelve of the units will be for Very Low Income Households (11 percent of total units). The Project will provide 123 parking spaces and 90 bicycle spaces. The existing structures on site will be demolished and 10 non-protected trees are proposed to be removed, with 26 on-site trees and 10 off-site trees along the north side (river side) of the site to be preserved. An estimated 35,000 cubic yards of earth will be graded and exported.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, 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 Section 12.22 A.25(g)(2) and (g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, for a project totaling 106 dwelling units, including 12 units reserved for Very Low Income Households for a period of 55 years with the following two Incentives:
 - a. An On-Menu Incentive to permit a floor area ratio (FAR) of 3:1 in lieu of 1:1 as required by Section 6.B.3. of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
 - b. An Off-Menu Incentive to increase the allowable height from:
 - (i.) 45 feet to 64 feet to the top of the parapet (71 feet to top of the stairwell) as required pursuant to Section 7.E.1.a.1.i. of the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
 - (ii.) In lieu of transitional height per LAMC Section 12.21.1 A.10.
3. Pursuant to LAMC Section 16.05 C, a Site Plan Review for a project with 50 or more dwelling units; and
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Applicant: Michael Drandell, Universal City Guest Home, LP
Representative: Jonathan Riker, Ervin Cohen & Jessup, LLP

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818) 374-5059

11. [CPC-2019-6203-CA](#)
CEQA: ENV-2019-6204-SE
Plan Area: Citywide

Council District: ALL
Last Day to Act: 12-31-20

PUBLIC HEARING – Completed November 13, 2019

PROJECT SITE: Citywide

PROPOSED ORDINANCE:

A proposed ordinance (Exhibit A) amending Sections 105.01, 105.02, and 105.03 of the Los Angeles Municipal Code to modify definitions, location restrictions, and sensitive site dating provisions relating to commercial cannabis activity and provisions governing the continuing operation of existing medical marijuana dispensaries.

REQUESTED ACTIONS:

1. Recommend that the City Council determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis that the project will adopt ordinances, rules and/or regulations, that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City (ENV-2019-6204-SE; Exhibit C);
2. Recommend that the City Council adopt the proposed ordinance (Exhibit A);
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the attached Findings (Exhibit B).

Applicant: City of Los Angeles

Staff: Niall Huffman, City Planning Associate
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(213) 978-3405

The next regular meeting of the City Planning Commission will be held at **8:30 a.m. on Thursday, February 27, 2020** at

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

Notice to paid Representatives

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

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