

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, APRIL 23, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available <https://tinyurl.com/CPCMeeting4-23>
by April 20, 2020**

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
Dana Perlman, Commissioner

Vincent P. Berton, 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

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the City Planning Commission meeting will be conducted entirely telephonically.

CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Only members of the public who wish to offer public comment to the City Planning Commission should call (669) 900-6833 and use Meeting ID No. 997 2936 7085 and then press #. Press # again when prompted for participant ID.

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.

Written submissions are governed by Rule 4.3 of the City Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "City Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to cpc@lacity.org. 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 Commission, and will not be included in the official administrative record for the item at issue.

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.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than seven (7) working days prior to the meeting.

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 and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

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
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – March 12, 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 by email to cpc@lacity.org. 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.

Members of the public who wish to offer public comment to the City Planning Commission should call (669) 900-6833 and use Meeting ID No. 997 2936 7085 and then press #. Press # again when prompted for participant ID.

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)**

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-2019-4908-DB-SPR](#)
CEQA: ENV-2019-4909-CE
Plan Area: San Pedro

Council District: 15 – Buscaino
Last Day to Act: 06-30-20
Continued from: 03-12-20

PUBLIC HEARING – Completed January 16, 2020

PROJECT SITE: 1309 – 1331 South Pacific Avenue

PROPOSED PROJECT:

Construction of a four-story, 45-foot and five-inch tall residential building comprised of 102 dwelling units (including 12 Very Low Income units). The Project will be approximately 83,158 square feet in floor area with a Floor Area Ratio (FAR) of 2.65:1. The Project will provide 127 parking spaces in two subterranean levels. The site is currently improved with three vacant commercial structures, with 26 trees on the subject site and four trees along the public right-of-way, all of which will be removed to clear the lot. The Project will also involve the grading of approximately 2,500 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)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a project totaling 102 dwelling units, including 12 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives:
 - a. A 2.65:1 FAR in lieu of the 1.5:1 otherwise permitted by the C2-1XL-CPIO Zone and San Pedro Community Plan Implementation Overlay (CPIO) Section IV-2.B;
 - b. A 20 percent reduction in the required open space, to allow 8,831 square feet in lieu of the 10,950 square feet otherwise required by LAMC Section 12.21 G; and
 - c. A five-foot rear yard setback in lieu of the 16 feet otherwise required by the C2-1XL-CPIO Zone.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the following one Waiver of Development Standards:
 - a. A 45-foot and five-inch building height in lieu of the 30 feet otherwise permitted by the C2-1XL-CPIO Zone and CPIO Section IV-2.A.2; 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: RKD 13 PAC., LP
Representative: Jonathan Lonner, Kristen Lonner,
Josh Guyer, and Dave Zohn, Burns & Bouchard, Inc.

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

6. [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: 04-23-20
Continued from: 02-13-20
03-12-20

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;
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 Council 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; and
4. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), recommend the City Council approve a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 455,161 square feet of floor area from the City of Los Angeles Convention Center (Donor Site) located at 1201 South Figueroa Street, to the Project Site (Receiver Site), and to allow for the transfer of up to 101,826 square feet of floor area from the Grand Central Square (a Private Donor Site), located at 320 W. 3rd Street, 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 ACTIONS:

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),. and **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 City Planning Commission 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 LAMC Sections 17.03 and 17.15, a Vesting Tentative Tract Map No. 73966 for the Project;
 3. Adopted the Conditions of Approval; and
 4. Adopted the Findings.

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. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Olympic Tower Project Environmental Impact Report No. ENV-2015-4558-EIR, certified in conjunction with actions on VTT-73966-CN-1A, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
3. Approved a Master Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to 16 premises and up to four premises for off-site consumption;
4. Approved a Conditional Use Permit to allow dancing within commercial areas;
5. 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);
6. 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;
7. Approved a Site Plan Review for a project resulting in an increase of 50 or more dwelling units;
8. Adopted the Conditions of Approval; and
9. Adopted the Findings.

NOTE: A letter of decision was issued on the City Planning Commission's actions on case VTT-73966-CN-1A, which was subsequently appealed on October 25, 2019 and October 31, 2019. These second-level appeals are currently pending City Council action. No letters of decision have yet been issued on the City Planning Commission's October 10, 2019 actions on case CPC-2015-4557-MCUP-CUX-TDR-SPR-DD.

Applicant: Olymfig26, LLC
Representative: Anne Williams, PSOMAS

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 10306 – 10330 Santa Monica Boulevard

PROPOSED PROJECT:

Construction of a six-story multi-family structure with 91 apartment units (including 11 units set aside for Very Low-Income Households) over one level of basement parking across five contiguous lots that make up the project site. The structure will contain 97,697 square feet of floor area, 68 parking spaces, 80 bicycle spaces, and 9,060 square feet of open space. All of the existing structures onsite will be demolished to accommodate the new structure. Approximately 12,245 cubic yards of soil is proposed to be exported from the project site.

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 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a project totaling 91 units, including 11 units set aside as restricted affordable units for Very Low-Income households with the following requested Incentives and Waivers:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Incentive to permit a 20 percent reduction in open space to 9,060 square feet in lieu of 11,325 square feet;
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a floor area ratio of 3.93:1 in lieu of a floor area ratio of 1.5:1 for a total of 97,697 square feet of floor area;
 - c. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a height of 72 feet in lieu of 45 feet as a measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below this point of measurement (84 feet as measured from grade in lieu of 57 feet) as permitted in LAMC Section 12.21.1 B(2) as the project site has an elevation differential of approximately 22.5 feet;
 - d. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to permit an easterly side yard of 0 feet in lieu of 9 feet;
 - e. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to permit a westerly side yard of 0 feet in lieu of 9 feet; and
 - f. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to permit a rear yard of 10 feet in lieu of 18 feet.

Applicant: Lou Jacobs, CLG Apartment Fund Manager, LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

Staff: Bradley Furuya, City Planning Associate
bradley.furuya@lacity.org
(213) 847-3642

8. [DIR-2019-4004-DB-1A](#)
CEQA: ENV-2019-4005-CE
Plan Area: West Los Angeles

Council District: 11 – Bonin
Last Day to Act: 04-23-20
Continued from: 03-12-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1721 – 1723 Colby Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a five-story, 56-foot tall residential building containing 34 residential dwelling units (including four Very Low Income and two Low Income units). The building will be approximately 56,570 square feet of floor area, with a Floor Area Ratio (FAR) of approximately 3.94:1. The Project proposes a total of 56 vehicle parking spaces in one subterranean parking level. The existing multi-family and single-family structures are proposed to be demolished. The Project will require the grading of approximately 11,055 cubic yards of soil.

APPEAL:

Appeal of the January 6, 2020, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from the CEQA pursuant to CEQA Guidelines, Article 19, Sections 15304, Class 4 and 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant Section 12.22 A.25 of the Los Angeles Municipal Code, the following three incentives requested by the applicant for a project totaling 34 dwelling units, reserving four units for Very Low Income and two units for Low Income household occupancy for a period of 55 years:
 - a. Yard/Setback. A 20 percent decrease from the front yard requirement, allowing 12 feet in lieu of 15 feet;
 - b. Floor Area Ratio. A maximum 35 percent increase in the allowable Floor Area Ratio, allowing a total floor area ratio of 3.94:1 in lieu of 3:1; and
 - c. Height. An 11-foot increase in the height requirement, allowing 56 feet in height in lieu of the otherwise allowable 45 feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 1721 Colby Ave., LP
Representative: Janet Nass

Appellants: Eleni Hioureas, 11554 Iowa HOA

Kevin Ma, Woodridge I HOA

Elizabeth Rollice, Brentwood Terrace Condominium Association

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

9. [DIR-2018-5925-TOC-1A](#)
CEQA: ENV-2018-5926-CE
Plan Area: South Los Angeles

Council District: 10 – Wesson, Jr.
Last Day to Act: 04-23-20
Continued from: 03-12-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1537 South Wilton Place

PROPOSED PROJECT:

Demolition of an existing two-story, single family dwelling on the site and development of a five-story residential building with 21 dwelling units with two units for Extremely Low Income Households for a period of 55 years, and 35 vehicle parking spaces with requested incentives.

APPEAL:

Appeal of the December 4, 2019, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the 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. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Compliance Review for a project totaling 21 dwelling units, in a five story building with at-grade and basement parking, reserving two units for Extremely Low Income Households for a period of 55 years, and with the following requested incentives:
 - a. Height. An 11-foot increase in the building height, allowing 56 feet in lieu of the maximum 45 feet per the R3-1-O-CPIO zone;
 - b. Yard/Setback. A 25 percent reduction in the required side yard setback, allowing a six-foot side yard setback in lieu of the otherwise eight-foot required per the R3 zone; and
 - c. Open Space. A 25 percent decrease from the open space requirement, allowing 2,140 square feet in lieu of the otherwise required 2,675 square feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Gabriel Fedida, Wilton Place 2018, LLC
Representative: KSK Design, Inc.

Appellant: Virginia Stevenson and Andre Hart

Staff: Helen Jadali, Planning Assistant
helen.jadali@lacity.org
(213) 978-1339

10. [CPC-2019-6269-CU-F-ACI](#)
CEQA: ENV-2019-6272-CE
Plan Area: Reseda – West Van Nuys

Council District: 12 – Lee
Last Day to Act: 05-28-20

PUBLIC HEARING – Completed February 18, 2020

PROJECT SITE: 18600 – 18618 West Lanark Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new public charter middle school (Valley Charter Middle School) with a maximum enrollment of 450 students in Grades 6 through 8 on a currently vacant site. Proposed improvements include a two-story building encompassing approximately 22,729 square feet and with a maximum building height of 33 feet, a surface parking lot with 50 vehicle parking spaces, and a basketball court and a half-football field.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, 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 Sections 12.24 U.24 and 12.24 F of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the construction, use, and maintenance of a public charter school for Grades 6 through 8 in the (T)RS-1 Zone with deviations in the height and area requirements, as follows:
 - a. A deviation to allow a maximum building height of 33 feet in lieu of the 28 feet otherwise permitted by LAMC Section 12.21.1; and
 - b. A deviation to allow an easterly side yard setback of eight feet in lieu of the 10 feet otherwise required by LAMC Section 12.21 C.3(b);
3. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator’s Determination to permit the construction, use, and maintenance of a 72-inch high fence within the front yard in lieu of the otherwise permitted 42-inch high fence; and
4. Pursuant to LAMC Section 12.32 H, an Amendment to Council Instructions to remove the T Classification on the subject property requiring the recordation of a tract map, as set forth in Ordinance No. 132,791.

Applicant: 18600 Lanark, LLC
Representative: Jack Rubens, Sheppard, Mullin, Richter & Hampton LLP

Staff: More Song, Planning Assistant
more.song@lacity.org
(213) 978-1319

11. [DIR-2019-5388-DB-1A](#) Council District: 13 – O’ Farrell
CEQA: ENV-2019-5389-CE Last Day to Act: 05-24-20
Plan Area: Hollywood

PUBLIC HEARING REQUIRED

PROJECT SITE: 5817-5823 West Lexington Avenue

PROPOSED PROJECT:

Demolition of the two existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 21-unit multi-family dwelling. The building will be constructed with four residential levels over one at-grade parking level. The Project will provide a total of 29 automobile parking spaces.

APPEAL:

Appeal of the March 10, 2020, Director of Planning’s determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the CEQA Guidelines, 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. Approved, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 25 percent Density Bonus (with seven percent of the base number of units set aside for Very Low Income Households), for a project totaling 21 dwelling units, reserving two units for Very Low Income Household occupancy for a period of 55 years and one On-Menu Incentive as follows:
 - a. Height. Up to an 11-foot height increase in the maximum permitted height limit; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Daniel Pourbaba, 5817 Lexington, LLC
Representative: Erika Woods, Diaz Group, LLC

Appellants: Ahmad Heydar, Hollywood Villas LLC

Pedro Guevara, Michael Higgins, and Sar Kotoyan

Staff: Alexander Truong, City Planning Associate

alexander.truong@lacity.org

(213) 978-3308

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 14, 2020**

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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