

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, MAY 14, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentations will be made available [here \(https://tinyurl.com/CPCMeeting5-14-20\)](https://tinyurl.com/CPCMeeting5-14-20) by May 11, 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. 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

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 1 (669) 900-6833 and use Meeting ID No. 988 1728 6308 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 48 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. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

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 agenzied 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. Servicios de traducción al español están disponibles, de ser solicitados, en todas las juntas de la comisión.

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 – April 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 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 **1 (669) 900-6833** and use Meeting ID No. **988 1728 6308** 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-2019-7418-DB-SPR](#)
CEQA: ENV-2019-7420-CE
Plan Area: Northeast Los Angeles
Related Case: AA-2019-7419-PMLA

Council District: 1 – Cedillo
Last Day to Act: 05-28-20

PUBLIC HEARING – Completed March 5, 2020

PROJECT SITE: 3000 and 3012 – 3030 North Main Street; 1815 – 1839 North Hancock Street; 1822 – 1836 North Johnson Street

PROPOSED PROJECT:

Demolition of existing structures with the exception of the on-site relocation of three structures, and the construction, use and maintenance of a new mixed-use development within four buildings with a total of 97 dwelling units (100 percent affordable, exclusive of one manager's unit) and 71,764 square feet of commercial floor area including medical offices, a medical clinic and ground-floor retail. Of the 96 affordable dwelling units, project would include 49 dwelling units for Extremely Low Income Households (HUD 30 percent AMI) and 47 dwelling units for Low Income Households (HUD 60 percent AMI); in addition, among these 96 dwelling units, the project would contain 49 Permanent Supportive Housing (PSH) dwelling units with 20 dwelling units targeted for Transitional Aged Youth, 10 dwelling units targeted for Survivors of Domestic Violence, 19 PSH dwelling units targeted for individuals 55 years of age or older, and 18 Affordable Senior Housing dwelling units prioritizing veterans. The maximum building heights would range from 27 feet, two-inch to 66 feet. The Project would provide a total of 124 automobile parking spaces and 261 bicycle parking spaces.

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 California Government Code (Gov.) Section 65915 and Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to allow a maximum of 97 dwelling units in a Mixed-Use Development with the following Incentives:
 - a. A Ministerial incentive, pursuant to Gov. Section 65915(f)(3)(D)(ii), permitting no maximum controls on density;
 - b. A Ministerial incentive, pursuant to Gov. Section 65915(p)(4), permitting no minimum vehicular parking for supportive housing units;
 - c. A Ministerial incentive, pursuant to Gov. Section 65915(p)(3)(A), permitting 0.5 parking spaces per dwelling unit other than supportive housing units;
 - d. A Ministerial incentive, pursuant to Gov. Section 65915(d)(2)(D), permitting two additional stories and 21 additional feet, or five stories and 66 feet in lieu of the three stories and 45 feet otherwise permitted in the 1VL Height District;
 - e. An On-Menu incentive to permit averaging of residential parking in the M1 Zone in accordance with LAMC Section 12.17.6 A.7; and
 - f. An Off-Menu incentive to permit a Floor Area Ratio of 3.29 to 1 in the CM Zone in lieu of the otherwise permitted 1.5 to 1 FAR; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in, an increase of 1,000 or more average daily automobile trips.

Applicant: Ted Handel, The Brine, LP.
Representative: Andie Adame, Craig Lawson & Co., LLC.

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

6. [CPC-2017-3251-TDR-MCUP-SPR](#)
CEQA: ENV-2016-4630-EIR; SCH. No. 2017121047
Plan Area: Central City
Related: VTT-74531-CN and ZA-2017-4845-ZAI

Council District: 14 – Huizar
Last Day to Act: 05-14-20
Continued from: 03-12-20

PUBLIC HEARING – Completed January 15, 2020

PROJECT SITE: 1033 – 1057 South Olive Street

The City Planning Department requests that the matter be continued to a date uncertain.

PROPOSED PROJECT:

Construction and operation of a 70-story mixed-use high-rise development, with up to 751,777 square feet of floor area on a 0.96-acre site. The Project would include up to 794 residential units, 12,504 square feet of ground-floor commercial (restaurant/retail) uses, a ground-floor public plaza, and residential open space amenities. The Project would have a maximum height of 810 feet, with a 61-story tower above a nine-level podium. Eight podium levels would be automobile parking and would be partially wrapped with residential units. The Project would also have six subterranean levels of parking (depth of 64 feet) and would require the excavation and export of approximately 80,520 cubic yards of soil. Five existing single-story commercial buildings containing 35,651 square feet of floor area would be removed from the Project Site. The Project is a certified Environmental Leadership Development Project (ELDP).

Note: Since the January 15, 2020 public hearing, the Project’s excavation depth has increased to 70 feet and the amount of soil export has increased to approximately 89,713 cubic yards of soil. Details of the excavation amount and hauling activities is described in the Project Analysis of the Errata dated February 2020.

Applicant: 1045 Olive, LLC
Representative: Alexander Irvine, Irvine & Associates, Inc.

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

7. [VTT-82798-1A](#)
CEQA: ENV-2019-5597-SE
Plan Area: Wilshire
Related Case: CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR

Council District: 13 – O’ Farrell
Last Day to Act: 05-14-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 317 – 345 North Madison Avenue;
312 – 328 North Juanita Avenue;
3812 – 3838 Oakwood Avenue

PROPOSED PROJECT:

Merger and re-subdivision of land through a tract map to permit one master ground lot and five air space lots, and a haul route in conjunction with the subdivision request.

APPEAL:

Appeal of the March 3, 2020, Advisory Agency’s determination which:

1. Determined, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resource 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 Sections 17.01 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 82798 to permit the merger and re-subdivision of land through a tract map to permit one master ground lot and five air space lots, and a haul route in conjunction with the subdivision request pursuant to LAMC Section 17.13; and
3. Adopted the Conditions of Approval and Findings.

Applicant: John Molloy, Flexible PSH Solutions, Inc.
Representative: Jim Ries, Craig Lawson & Co, LLC

Appellant: George Kalman

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

8. [CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR](#)
CEQA: ENV-2019-5597-SE; ENV-2020-2497-SCEA
Plan Area: Wilshire
Related Case: VTT-82798-1A

Council District: 13 – O’ Farrell
Last Day to Act: 05-14-20

PUBLIC HEARING – Completed January 23, 2020

PROJECT SITE: 317 – 345 North Madison Avenue;
312 – 328 North Juanita Avenue;
3812 – 3838 Oakwood Avenue

PROPOSED PROJECT:

Construction, use and maintenance of 454 Permanent Supportive Housing units; 23 restricted to Extremely Low Income, 50 restricted to Very Low Income, 376 restricted to Low Income Households, and five market rate manager’s units on a 94,623 square foot site. The proposed project includes five eight-story buildings, including the Northeast, Northwest, Southeast, Southwest-A, and Southwest-B Buildings with maximum building heights ranging from 92 feet to 95 feet, and a total of 247,812 square feet of floor area including a total of 11,772 square feet of resident supportive services space (including 5,700 square feet of case management service area as well as 6,072 square feet of interior open space). The project will provide 23 vehicular parking spaces located at grade and 251 bicycle spaces; and will provide a total of 36,580 square feet of open space (including interior and exterior open space).

REQUESTED ACTIONS:

1. Pursuant to California Public Resources Code Section 21155.2, consideration and recommendation of the Sustainable Communities Environmental Assessment (SCEA) prepared for the project, Case No. ENV-2020-2497-SCEA for City Council adoption;
2. Determine, pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under 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;
3. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilshire Community Plan to amend the land use designation of the Project Sites from Limited Industrial to Commercial Manufacturing Industrial;

4. Pursuant to LAMC Section 12.32 F, a Zone Change from M1 to CM and pursuant to 11.5.11(e) and California Government Code 65915(k), three Developer Incentives to permit:
 - a. 36,580 square feet of open space (a 20 percent reduction) in lieu of the 45,725 square feet of open space pursuant to LAMC Section 12.21 G;
 - b. A zero-foot step back applied to the front property lines along Madison, Oakwood, and Juanita Avenues, in lieu of the 15-foot step back, as otherwise required by the proposed Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan, Development Standards and Design Guidelines in proposed Subarea D.2; and
 - c. RAS3 side yard requirements per LAMC 12.10.5 in lieu of the yard requirements in the underlying CM zone;
5. Pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the SNAP to change the subarea designation of the subject property from D to D.2 to permit a Permanent Supportive Housing project that includes Restricted Affordable housing units with supportive services and establishes Land Use Regulations, Development Standards, and Design Guidelines;
6. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to allow the demolition of the existing three commercial buildings, three single-family residential buildings, and one surface parking lot; and the construction, use and maintenance of five eight-story buildings with 454 Permanent Supportive Housing dwelling units; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review to allow for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: John Molloy, Flexible PSH Solutions, Inc.
 Representative: Jim Ries, Craig Lawson & Co, LLC

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

9. [VTT-74761-1A](#) Council District: 14 – Huizar
 CEQA: ENV-2016-4676-EIR; SCH. NO. 2017061083 Last Day to Act: 05-19-20
 Plan Area: Central City
 Related Case: CPC-2016-4675-TDR-VCU-MCUP

PUBLIC HEARING REQUIRED

PROJECT SITE: 121 – 147 South Spring Street; 100 – 142 South Broadway;
 202 – 234 West 1st Street; 205 – 221 West 2nd Street

PROPOSED PROJECT:

Merger of a portion of public right-of-way along Broadway and resubdivision of the project site into nine lots for condominium purposes for a mixed-use project containing up to 1,127 residential units and up to 34,572 square feet of new commercial floor area, and a haul route for the export of up to 364,000 cubic yards of soils.

APPEAL:

Appeal of the April 1, 2020, Advisory Agency’s determination which:

1. Found, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, that the Advisory Agency reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-4676-EIR (State Clearinghouse No. 2017061083), dated March 2019, the Final EIR, dated September 2019, and the Errata, dated March 2020 (Times Mirror Square Project EIR), as well as the whole of the administrative record;

CERTIFIED the following:

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

ADOPTED the following:

- a. The related and prepared Times Mirror Square Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Times Mirror Square Project EIR;
2. Approved with Conditions, pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 74761, located at 121 – 147 South Spring Street, 100 – 142 South Broadway, 202 – 234 West 1st Street, and 205 – 221 West 2nd Street for the merger of a portion of public right-of-way along Broadway and resubdivision of the project site into nine lots for condominium purposes for a mixed use project containing up to 1,127 residential units and up to 34,572 square feet of new commercial floor area, and a haul route for the export of up to 364,000 cubic yards of soils; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: Rossano De Cotiis, Onni Times Square LP
 Representative: Dale Goldsmith, Armbruster, Goldsmith and Delvac LLP

Appellant: Supporter’s Alliance for Environmental Responsibility
 Representative: Richard Drury, Lozeau Drury, LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
 (213) 847-3637

10. [CPC-2016-4675-TDR-VCU-MCUP](#)
 CEQA: ENV-2016-4676-EIR; SCH No. 2017061083
 Plan Area: Central City
 Related Case: VTT-74761-1A

Council District: 14 – Huizar
 Last Day to Act: 07-17-20

PUBLIC HEARING – Completed October 16, 2019

PROJECT SITE: 121 – 147 South Spring Street; 100 – 142 South Broadway;
 202 – 234 West 1st Street; 205 – 221 West 2nd Street

PROPOSED PROJECT:

Construction of a new mixed-use development and rehabilitate the Times, Plant, and Mirror Buildings on the approximately 3.6-acre city block bounded by West 1st Street, South Spring Street, West 2nd Street, and South Broadway Street. The existing Executive Building at the corner of West 1st Street and South Broadway and parking garage at the corner of West 2nd Street and South Broadway would be demolished to allow for the Project’s new mixed-use component. New development, consisting of the 37-story “North Tower” and 53-story “South Tower” would contain a maximum of 1,127 residential units and up to 34,572 square feet of commercial floor area, and would be constructed above a five-story parking podium. The space below the podium would contain an additional nine levels of subterranean parking. The combined commercial and residential floor area would total up to 1,135,803 square feet. In total, including new construction and existing buildings to remain, the Project proposes up to 1,511,908 square feet of floor area, resulting in a maximum floor area ratio (FAR) of 9.42:1.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-4676-EIR, SCH No.

- 2017061083, for the above-referenced project, including Errata, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
 3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required findings for the certification of the EIR;
 4. Pursuant to Section 14.5.6 A of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) greater than 50,000 square feet of floor area for the transfer of up to 548,440 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.42:1 FAR in lieu of the otherwise permitted 6:1 FAR;
 5. Pursuant to LAMC Sections 12.24 W.19 and 12.24 T, a Vesting Conditional Use to permit floor area averaging within a unified development; and
 6. 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 off-site consumption at up to three establishments, and on-site consumption at up to 16 establishments.

Applicant: Rossano De Cotiis, Onni Times Square LP
 Representative: Dale Goldsmith, Armbruster, Goldsmith and Delvac LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
 (213) 847-3637

11. [VTT-74602-1A](#) Council District: 10 – Wesson
 CEQA: ENV-2016-3693-MND Last Day to Act: 05-15-20
 Plan Area: Wilshire
 Related Case: CPC-2016-3692-VZC-MCUP-SPR

PUBLIC HEARING REQUIRED

PROJECT SITE: 3432 – 3470 West Wilshire Boulevard;
 659 – 699 South Mariposa Avenue;
 3265 – 3287 West 7th Street; 666 – 678 South Irolo Street

PROPOSED PROJECT:

Merger and re-subdivision of six subdivided lots and a non-subdivided remainder, into one ground lot and five airspace lots. Proposed Lot 1 consists of a master ground lot with approximately 316,438 square feet of lot area, proposed Airspace Lot 2 consists of 640 apartment units, proposed Airspace Lot 3 is a commercial lot with an allocation of two commercial condominiums with 2,360 square feet of commercial space, proposed Airspace Lot 4 consists of parking, proposed Airspace Lot 5 consists of an existing five-story parking structure, and proposed Airspace Lot 6 consists of a commercial lot with an allocation of two commercial condominiums with 3,700 square feet of commercial space.

APPEAL:

Appeal of the March 25, 2020, Advisory Agency’s 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-2016-3693-MND as circulated on February 6, 2020, (“Mitigated Negative Declaration”), the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, 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, the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, 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, a Vesting Tentative Tract Map No. VTT-74602 composed of six lots, located at 3432-3470 West Wilshire Boulevard, 659-699 South Mariposa Avenue, 3265-3287 West 7th Street, and 666-678 South Irolo Street, for a maximum of one master ground lot and five airspace lots for a maximum of 640 apartment units and four commercial condominium units, as shown on revised map stamp dated September 11, 2019, in the Wilshire Community Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Central Plaza, LLC
Representative: Edgar Khalatian, Mayer Brown LLP

Appellants: Supporter’s Alliance for Environmental Responsibility
Representative: Richard Drury, Lozeau Drury, LLP

Katelyn Scanlan, Signees of Change.org
Representative: Jennifer Wong

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

12. **CPC-2016-3692-VZC-MCUP-SPR**

CEQA: ENV-2016-3693-MND

Plan Area: Wilshire

Related Case: VTT-74602-1A

Council District: 10 – Wesson

Last Day to Act: 06-03-20

PUBLIC HEARING – Completed March 11, 2020

PROJECT SITE: 3432 – 3470 West Wilshire Boulevard;
659 – 699 South Mariposa Avenue;
3265 – 3287 West 7th Street; 666 – 678 South Irolo Street

PROPOSED PROJECT:

Demolition of the existing three-story parking structure; and the construction, use, and maintenance of a 23-story mixed-use building and a 28-story mixed-use building, on top of a podium that is four stories above grade and two stories subterranean. The mixed-use development will include 640 apartment units, 10,738 square feet of commercial floor area, 1,921 vehicular parking spaces (714 residential and 500 commercial spaces, with 707 existing spaces to remain), 500 residential bicycle parking spaces and 1,340 commercial bicycle parking spaces. The proposed maximum floor area ratio would be 4.65:1. The Project proposes to remove 19 non-protected street trees and 24 non-protected trees on-site. The amount of soils removed or exported is approximately 137,000 cubic yards.

REQUESTED ACTIONS:

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3693-MND as circulated on February 6, 2020, (“Mitigated Negative Declaration”), the Errata to the Mitigated Negative Declaration, dated March 2, 2020 and March 10, 2020, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find, the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration, the Errata to the Mitigated Negative Declaration, dated March 2, 2020

and March 10, 2020, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Pursuant to LAMC Section 12.32.Q, a Vesting Zone Change from P-2 and PB-2 to C4-2;
3. Pursuant to LAMC Section 12.24.W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to two establishments; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review approval for a development that creates an increase of 50 or more dwelling units.

Applicant: Central Plaza, LLC
Representative: Edgar Khalatian, Mayer Brown LLP

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

13. [**CPC-2019-6373-DB-CU-SPR-SIP**](#)
CEQA: N/A
Plan Area: Hollywood

Council District: 13 – O' Farrell
Last Day to Act: 06-09-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1601-1647 North Las Palmas Avenue

PROPOSED PROJECT:

Demolition of an existing theater and surface parking lot, the reuse of one existing 5,000 square foot commercial building and the construction, use and maintenance of a mixed-use building consisting of 14,200 square feet of commercial use and 202 dwelling units; 69 units restricted to Low Income Households and 133 market-rate units on a 27,577 square-foot site. The proposed project is seven stories with a maximum height of 101 feet, and a total of 117,200 square feet of floor area. The project will provide zero vehicular parking spaces for residential uses, per SB 35, and 28 off-site commercial vehicle spaces, and 147 on-site bicycle parking spaces; and will provide 17,200 square feet of open space and 51 trees.

REQUESTED ACTIONS:

1. Pursuant to California Government Code (CA Gov.) Code Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective zoning standards set forth in CA Gov. Code Section 65913.4(a) and is therefore subject to the Streamlined Ministerial Approval Process;
2. Pursuant to California Public Resource Code Section 21080(b)(1), a statutory exemption from California Environmental Quality Act (CEQA) for a development that is subject to a Streamlined Ministerial Approval Process pursuant to CA Gov. Code Section 65913.4;
3. 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 On and Off-Menu Incentives and Waiver of Development Standards for a housing Development Project totaling 202 dwelling units, reserving 69 units for Low Income Household occupancy for a period of 55 years:
 - a. An On-Menu Incentive to reduce the required Open Space by 20-percent to permit 17,200 square feet in lieu of the 21,500 square feet otherwise required in 12.21 G.2;
 - b. An Off-Menu Incentive to permit a 4.25:1 FAR in lieu of the 3:1 FAR otherwise required by the "D" Limitation established by Ordinance 165,657 on the northern most parcel of the site (1645 and 1647 North Las Palmas Avenue);
 - c. An Off-Menu Incentive to permit a 4.25:1 FAR in lieu of the 2:1 FAR otherwise required by the "D" Limitation established by Ordinance 165,657 on remaining portions of the site (1601-1641 North Las Palmas Avenue);

- d. A Waiver of Development Standards to reduce the required westerly side yard setback to zero feet for floors two through seven, in lieu of the 10 feet otherwise required in the C4 Zone; and
- e. A Waiver of Development Standards to reduce the required rear yard setback to zero feet for floors two through seven, in lieu of the 19 feet otherwise required in the C4 Zone;
- 4. Pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.24 U.26, a ministerial review of a Conditional Use to permit an additional 12-percent density bonus for a total of 47-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 202 dwelling units in lieu of 138 base density as otherwise permitted in the C4 Zone; and
- 5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: Faris Simon, J&J Hollywood, LLC
 Representative: May Phutikanit, Relevant Group

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

- 14. [**CPC-2019-6216-VZC-CU-CDP**](#)
 CEQA: ENV-2019-6217-CE
 Plan Area: Palms – Mar Vista – Del Rey
 Related Cases: DIR-2019-3689-CDP; DIR-2018-4427-CDP

Council District: 11 – Bonin
 Last Day to Act: 06-30-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 4640 – 4660 South Lincoln Boulevard;
 13201 – 13205 West Mindanao Way

PROPOSED PROJECT:

Replacement of the existing Cedars-Sinai Marina Del Rey Hospital with new acute care hospital facilities, in compliance with the Alfred E. Alquist Hospital Facilities Seismic Safety Act. The Project will be constructed on the existing Cedars-Sinai Marina Del Rey Hospital site (Project Site). To maintain hospital operations, the new replacement hospital building will be constructed on the Project Site prior to the demolition of the existing 96,480 square-foot hospital building (licensed for 133 patient beds).

The Project will construct the following replacement facilities: 1. A nine-story, 258,500 square-foot hospital measuring 191 feet in height and providing a total of 160 patient beds; 2. A new two-story energy center building with approximately 6,000 square feet of floor area and 14,000 square feet of mechanical area, measuring 55 feet in height; 3. An approximately 4,500 square-foot loading dock; 4. A 300 square-foot fire pump building; 5. A medical gas enclosure; and a DWP substation and switchgear enclosure. The Project will also include a comprehensive sign program. The Project will provide a total of 392 automobile parking spaces, with 292 parking spaces located on-site and a total of 100 parking spaces located off-site. A total of 54 long-term and 27 short-term bicycle parking spaces will be provided on-site. The Project will include two (53-foot by 11-foot) temporary mobile imaging trailers on-site that will be used for magnetic resonance imaging (MRI) and computed tomography (CT) scans during construction, and will be removed upon completion of the replacement hospital building.

REQUESTED ACTIONS:

- 1. Pursuant to CEQA Guidelines, Section 15302, Class 2, 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 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a

Vesting Zone Change from [Q]C2-1 and P-1 to C2-1, to remove an existing “Q” Condition that limits floor area to 210,000 square feet;

3. Pursuant to LAMC Sections 12.24 T and 12.24 U.14, a Vesting Major Development Project Conditional Use Permit for a development that creates 100,000 square feet of floor area or more in the C2 Zone; and
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit authorizing the Proposed Project located within the Single-Permit Jurisdiction of the California Coastal Zone.

Applicant: CFHS Holdings, Inc. and Centinela Freeman Holdings, Inc.
(dba Cedars-Sinai Marina Del Rey Hospital)

Representative: Jeff Haber/Michael Nytzen, Paul Hastings LLP

Staff: Esther Serrato, City Planning Associate
esther.serrato@lacity.org
(213) 978-1211

15. [DIR-2019-2657-DRB-SPP-TOC-1A](#)
CEQA: ENV-2019-2658-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 07-01-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 10757, 10757 ½, 10759 West Wilkins Avenue

PROPOSED PROJECT:

Demolition of the existing apartment building and garage and the construction of a new five-story, maximum 55-feet in height, 16,803 square foot, multi-family apartment building consisting of ten units over one level of subterranean parking containing 21 automobile stalls. The Project requires a haul route. The Project reserves two of the units for Very Low Income Households.

APPEAL:

Appeal of the January 13, 2020, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 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 to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Compliance Review for a project totaling 10 dwelling units, reserving two units for Very Low Income, with the following requested incentives:
 - a. Height. A 22-foot increase in the building height, allowing 55 feet in lieu of the maximum 33 feet otherwise allowed by the [Q]RD1.5-1 Zone and Westwood Community Multi-Family Specific Plan;
 - b. Yard/Setback. A reduction in the required west side yard, allowing 5.6 feet in lieu of the 8-foot side yard setback otherwise required; and
 - c. Open Space. A 25 percent reduction in the open space requirement, allowing 2,625 square feet in lieu of the 3,500 square feet otherwise required;
3. Approved with Conditions, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a new five-story, maximum 55 feet in height, 10-unit apartment building over one level of subterranean parking containing 21 automobile stalls; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Banarsi L. Agarwal, 530 North Francisca, LLC
Representative: Hoa Nguyen, EZ Permits, LLC

Appellants: Carl Shusterman, Helena Freeman, John Gaustad and Cecelia Evans

Staff: Julia Duncan, Planning Assistant
julia.duncan@lacity.org
(213) 978-1172

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 28, 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.

Reasonable Accommodations Consistent with Federal and State Law and California Governor's Executive Order N-29-20

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, your request should be received at least seven (7) days in advance of the need. For more information please call the Commission Executive Assistant at (213) 978-1299 or by e-mail at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.