

**CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, JUNE 11, 2020 after 8:30 a.m.  
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPCMeeting06-11-20>) by June 8, 2020  
Compliant Day of Submissions will be added to this drive as they are received**

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](mailto: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) 900-9128 and use Meeting ID No. 916 3076 1995 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](mailto: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](mailto: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](mailto: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](mailto:cpc@lacity.org) no later than three working days (72 hours) 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 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. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, 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 – May 14, 2020 and May 28, 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](mailto: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) 900-9128 and use Meeting ID No. 916 3076 1995 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** (No Items)

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.

**PUBLIC HEARING REQUIRED****PROJECT SITE:** 1141 – 1145 South Crenshaw Boulevard**PROPOSED PROJECT:**

Demolition of an existing surface parking lot and the construction, use and maintenance of 43 affordable and Permanent Supportive Housing units 42 restricted to Low Income Households and one manager's unit, on a 15,545 square foot site. The proposed project includes a five-story building with a maximum building height of 65 feet, and a total of 56,240 square feet of floor area including 1,809 square feet of Support Services and social services spaces, located on the ground floor. The Project will provide eight spaces under AB 2162, 42 bicycle parking spaces; and will provide a total of 3,550 square feet of open space and 11 trees.

**REQUESTED ACTIONS:**

1. Pursuant to California Government (CA Gov.) 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 CA Gov. Code Sections 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 CA Gov. Code Sections 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by CA Gov. Code Section 65653;
3. Pursuant to CA Gov. Code Section 65915, a Density Bonus Compliance Review for a Supportive Housing Project totaling 43 dwelling units, reserving 42 units for Low Income Household occupancy for a period of 55 years, located within a one-half mile of transit, with the following:
  - a. A 65 percent increase in density for 43 dwelling units in lieu of the 26 units otherwise permitted by the R3-1-O and C2-1-O Zones; and
  - b. A height increase of up to an additional 20 feet for a maximum building height of 65 feet, in lieu of the 45 feet as otherwise permitted by the R3-1-O Zone;
4. Pursuant to CA Gov. Code Section 65915, a Density Bonus Compliance Review, the following Incentives and Waivers of Development Standards are requested:
  - a. On-Menu Incentive to average density, Floor Area Ratio (FAR), parking and access across the R3-1-O and C2-1-O Zones, and averaging of required trees across the R1-1-O, R3-1-O and C2-1-O Zones;
  - b. An Off-Menu Incentive to permit 25-percent reduction in Open Space as otherwise required by LAMC Section 12.21 G.2;
  - c. An Off-Menu Incentive increase the total FAR from 3:1 in the R3-1-O Zone and 1.5:1 in the C2-1-O Zone to 4.91:1 across the R3-1-O and C2-1-O Zones; and
  - d. An Off-Menu Incentive to waive the transitional height requirements in LAMC Section 12.21.1 A.10 requiring a building height of 25 feet within 49 feet of an R1 Zone to allow for a 65-foot tall building for the portion of the building on the C2 Zone.
  - e. A Waiver of Development Standards to reduce the front yard setback on the portion of the building in the R3-1-O Zone to allow a 5-foot setback in lieu of a 15-foot setback as otherwise required by LAMC Section 12.10 C.1;
  - f. A Waiver of Development Standards to permit a 5-foot side yard setback on the northerly side yard in lieu of the 8-foot setback otherwise required by LAMC Section 12.14 C.2 for the C2-1-O Zone; and
  - g. A Waiver of Development Standards to permit a 5-foot side yard setback on the southerly side yard in lieu of the 8-foot setback otherwise required by LAMC Section 12.10 C.2 for the R3-1-O Zone.

**Applicant:** Monique Hastings  
Representative: Olivia Joncich, ThreeSixty

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

7. **DIR-2018-6861-TOC-WDI-1A**

CEQA: ENV-2018-6862-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O' Farrell

Last Day to Act: 06-22-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2017 West Temple Street; 2019, 2021, 2021 ½ West Temple Street;  
403, 405, 405 ½, 407, 407 ½ North Mountain View Avenue

**PROPOSED PROJECT:**

Demolition of two one-story single-family dwellings and a two-story mixed-use structure with ground floor commercial and four residential dwellings units for the construction, use and maintenance of a 40-unit residential apartment building that is five-stories, 56 feet in building height, and contains 27,152 square feet of floor area and a 2.99:1 Floor Area Ratio (FAR). The project reserves nine percent, or four dwelling units, of the total 40 units for Extremely Low Income Households. The Project provides 26 vehicular parking spaces and 38 bicycle parking spaces located at-grade and within a subterranean parking garage. The Project also provides 3,450 square feet of open space with a ground floor recreation center, a roof deck and private balconies. The Project proposes the export of 3,325 cubic yards of earth.

**Appeal:**

A partial Appeal of the March 25, 2020, Director of Planning's Determination which:

1. Determined, 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 exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32 (In-Fill Development Project), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 53 percent increase in density, 2.99:1 Floor Area Ratio (FAR), and 0.5 parking spaces per bedroom consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 2 project totaling 40 dwelling units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years, with the following three Additional Incentives:
  - a. Yards/Setbacks: Allow yard requirements in the RAS3 Zone per LAMC 12.10.5 to provide side yard widths of five feet in lieu of eight feet otherwise required by LAMC Section 12.11 C.2, and a rear yard width of five feet in lieu of 17 feet otherwise required by LAMC Section 12.11 C.3;
  - b. Height: One additional story up to 11 additional feet in height to provide 56 feet in lieu of 45 feet in height otherwise required by LAMC Section 12.21.1 A.1; and
  - c. Open Space: A 20 percent reduction of the required open space to allow 3,450 square feet in lieu of 4,300 square feet otherwise required by LAMC Section 12.21 G.2;
3. Approved, pursuant to Section 12.37 I.2 of the LAMC, a Waiver of Dedication and Improvement for the west side of Mountain View Avenue, which adjoins the project site's street frontage; and
4. Adopted the Conditions of Approval and Findings.

**Applicant:** Mark Haloossim  
Representative: Gary Benjamin, Alchemy Planning + Land Use

**Appellants:** Cecilia Ramos Trustee, Ramos Trust

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

The next meeting of the City Planning Commission  
will be held at **8:30 a.m.** on **Thursday, June 25, 2020** at

**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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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 no later than three working days (72 hours) 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](mailto: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 TIY-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.