

**CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, AUGUST 13, 2020 after 8:30 a.m.  
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPCMeeting08-13-20>) by August 10, 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  
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 using zoom webinar and telephonically.**

**CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.**

**YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/96883995963>  
AND USE MEETING ID: 968 8399 5963.**

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located above or call **1 (669) 900-9128** and use Meeting ID No. **968 8399 5963** 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 – July 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](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 participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **1 (669) 900-9128** and use Meeting ID No. **968 8399 5963** 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-2019-5010-CUB-CU](#)  
CEQA: ENV-2019-5013-CE  
Plan Area: Hollywood

Council District: 13 – O' Farrell  
Last Day to Act: 09-14-20

**PUBLIC HEARING** – Completed July 1, 2020

**PROJECT SITE:** 5970 – 6000 West Santa Monica Boulevard;  
900 North Gower Street; 915 and 1001 North Van Ness Avenue

**PROPOSED PROJECT:**

Continued operations of the existing 53-acre cemetery, including up to 150 yearly special, community, and cultural events and alcohol service which may occur between the hours of 11:00 a.m. and 2:00 a.m. daily. Special, community, and cultural events include charitable fundraisers, exhibitions, film screenings, concerts, cultural festivals, and the like. Film screenings and indoor and outdoor concerts held at the Masonic Lodge and Fairbanks Lodge are anticipated to be held between the hours of 6:00 p.m. and 11:00 p.m., while the hours for all other events would vary throughout the day. Daily Cemetery programming includes memorial services and receptions.

No construction of permanent structures are proposed as part of the Project. All events will utilize existing facilities or temporary structures.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Article 19, Section 15323, Class 23, 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 12.24 U.2 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit Auditoriums, Stadium, Arenas and like uses in the A1 Zone to allow for the ancillary hosting of a maximum of 150 special events per year in conjunction with the continued operations of the existing 53-acre cemetery; and
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full-line (beer, wine, and liquor) alcoholic beverages for on-site consumption, pursuant to a Type 88 ABC license, with alcohol services permissible between the hours of 11:00 a.m. to 2:00 a.m. daily.

**Applicant:** Hollywood Forever, Inc  
Representative: Alfred Fraijo, Jr., SheppardMullin

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

6. [VTT-74891-1A](#)  
CEQA: ENV-2017-1706-MND;  
ENV-2008-3471-EIR; SCH No. 1990011055  
Plan Area: Canoga Park – Winnetka  
Woodland Hills – West Hills  
Related Case: DIR-2017-1708-SPP-1A

Council District: 3 – Blumenfield  
Last Day to Act: 08-13-20  
Continued from: 06-04-20  
06-25-20

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 20920 – 20970 W Warner Center Lane;  
20935 – 21051 W Warner Center Lane;  
20931 – 21041 W Burbank Boulevard

## **PROPOSED PROJECT:**

Demolition of 340,339 square feet of 12 one- two- and three-story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications. At the conclusion of Phase 8, there will be spread across 10 buildings on eight new lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS).

## **APPEAL:**

Appeal of the March 23, 2020, Advisory Agency's determination which:

1. Found, pursuant to CEQA Guidelines 15152 and 15168; that the MND analyzes potential environmental impacts that were not examined as significant effects on the environment in the Warner Center PEIR, or were susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means; that revisions in the project were made and agreed to by the applicant before the proposed MND was released for public review which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; that there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment; that the MND reflects the independent judgment and analysis of the City;
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, an eight-phased Vesting Tentative Tract Map No. 74891 to merge and re-subdivide the Project site, located at 20920 – 20970 W Warner Center Lane, 20935 – 21051 W Warner Center Lane, and 20931 – 21041 W Burbank Boulevard, for a maximum of eight parcels (Lots 1 through 8), including Lot 5 on which a new building with 168 residential condominium units would be developed, and Warner Center Lane (a private street), as shown on revised map stamp-dated June 7, 2019. This unit density is based on the Warner Center 2035 Specific Plan; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC  
c/o Adler Realty Investments, Inc.  
Representatives: Brad Rosenheim and Jessica Pakdaman,  
Rosenheim and Associates, Inc.

**Appellants:** Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC  
c/o Adler Realty Investments, Inc.

Southwest Regional Council of Carpenters  
Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law, P.C.

Coalition for Valley Neighborhoods  
Representative: Gina K. Thornburg, PhD

**Staff:** Tim Fargo, City Planner  
[tim.fargo@lacity.org](mailto:tim.fargo@lacity.org)  
(818) 374-9911

7. **DIR-2017-1708-SPP-1A** Council District: 3 – Blumenfield  
CEQA: ENV-2017-1706-MND; Last Day to Act: 08-13-20  
ENV-2008-3471-EIR; SCH No. 1990011055 Continued from: 06-04-20  
Plan Area: Canoga Park – Winnetka 06-25-20  
Woodland Hills – West Hills  
Related Case: VTT-74891-1A

### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 20920 – 20970 W Warner Center Lane;  
20935 – 21051 W Warner Center Lane;  
20931 – 21041 W Burbank Boulevard

### **PROPOSED PROJECT:**

Demolition of 340,339 square feet of 12 one- two- and three-story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications. At the conclusion of Phase 8, there will be spread across 10 buildings on eight (8) new lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS).

### **APPEAL:**

An appeal of the March 23, 2020, Planning Director'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-2017-1706-MND, as circulated on December 19, 2019 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, that the MND tiers from the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055 ("Warner Center PEIR") pursuant to CEQA Guidelines 15152 and 15168, and analyzes potential environmental impacts that were not examined as significant effects on the environment in the Warner Center PEIR, or were susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means;

determined that revisions in the project were made and agreed to by the applicant before the proposed MND was released for public review which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; found that there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment and that the MND reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Approved with Conditions, pursuant to Section 11.5.7.C of the Los Angeles Municipal Code and Section 5.3.3 of the Warner Center 2035 Plan (Ordinance 182,766), a Project Permit Compliance Review for the demolition of 340,339 square feet of 12 one- two- and three- story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications.

At the conclusion of Phase 8, there will be spread across 10 buildings on eight lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS); and

3. Adopted the Conditions of Approval and Findings.

**Applicant:** Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC  
c/o Adler Realty Investments, Inc.  
Representatives: Brad Rosenheim and Jessica Pakdaman,  
Rosenheim and Associates, Inc.

**Appellants:** Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC  
c/o Adler Realty Investments, Inc.

Southwest Regional Council of Carpenters  
Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law, P.C.

Coalition for Valley Neighborhoods  
Representative: Gina K. Thornburg, PhD

**Staff:** Tim Fargo, City Planner  
[tim.fargo@lacity.org](mailto:tim.fargo@lacity.org)  
(818) 374-9911

8. [CPC-2019-4639-CU-DB-SPE-SPP-MCUP-DD-SPR-PHP](#)  
CEQA: ENV-2015-2448-EIR-ADD1-ADD2  
Plan Area: Hollywood  
Related Cases: ZA-2015-2903-DB-MCUP-SPE-SPP-SPR;  
ENV-2015-2448-EIR

Council District: 13 – O’Farrell  
Last Day to Act: 08-31-20

**PUBLIC HEARING** – Completed July 9, 2020

**PROJECT SITE:** 5509 – 5529 West Sunset Boulevard;  
1505 – 1535 North Western Avenue; 5518 West Harold Way

**PROPOSED PROJECT:**

Demolition of an existing commercial/retail building with associated surface parking, and the construction, use, and maintenance of an eight-story, mixed-use building containing 412 residential dwelling units, including 61 units set aside for Very Low Income households, a maximum of 33,569 square feet of ground floor commercial uses, and three levels of subterranean parking. The Project would be comprised of 431,313 square feet of floor area on a 2.22-acre site, for a total maximum floor area ratio (FAR) of approximately 4.5:1, with a maximum building height of 95 feet.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addenda, dated May 2020 and July 2020, find that no major revisions of the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;
2. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a density increase greater than the maximum permitted per LAMC Section 12.22 A.25, for a 70 percent increase over the entire Project Site, in order to permit 412 dwelling units in lieu of the otherwise maximum permitted 329 units, in exchange for setting aside 25 percent of the base density, or 61 units, for Very Low Income households;
3. Pursuant to LAMC Section 12.22 A.25, a 35 percent Density Bonus, in exchange for setting aside 25 percent of the base permitted density, or 61 units, for Very Low Income households, in conjunction with Parking Option 1, and the following off-menu incentives:
  - a. A FAR of 4.5:1, in lieu of the otherwise maximum permitted FAR of 3:1, for a mixed use project within Subarea C of the Vermont/Western (SNAP) Specific Plan; and
  - b. Elimination of the East/West pedestrian throughway required per Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan; and
  - c. A maximum building height of 95 feet, in lieu of the otherwise maximum permitted height of 75 feet, for mixed-use projects within Subarea C of the Vermont/Western SNAP Specific Plan;
4. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception from Section 9.E.3 of the Vermont/Western SNAP Specific Plan to permit 169 commercial parking spaces in lieu of the otherwise permitted maximum of 67 commercial parking spaces;
5. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of an existing commercial/retail building with surface parking, and the construction, use, and maintenance of a mixed-use commercial and residential building, containing 412 dwelling units and a maximum of 33,569 square feet of commercial floor area, with a maximum building height of 95 feet, within Subarea C of the Vermont/Western SNAP Specific Plan;
6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption at two restaurant establishments, and on-site and off-site sale at one grocery store establishment;
7. Pursuant to LAMC Section 12.21 G.3, a Director’s Decision to permit the planting of 72 on-site trees, in lieu of the otherwise required 103 on-site trees, in conjunction with the payment of an in-lieu fee for the remaining required 31 on-site trees, in accordance with Ordinance No. 185573; and
8. Pursuant to LAMC Section 16.05, a Site Plan Review for the development of a project which results in a net increase of 50 or more residential dwelling units.

**Applicant:** Jack Nourafshan, Metropolitan View Properties, L.P. Properties  
Representatives: Joel Miller, Gensler

**Staff:** Paul Caporaso, Planning Assistant  
[paul.caporaso@lacity.org](mailto:paul.caporaso@lacity.org)  
(213) 847-3629

9. **DIR-2019-6048-TOC-SPR-WDI-1A**  
CEQA: ENV-2016-273-MND-REC1  
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 08-23-20

### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 135 – 153 West Avenue 34; 3401 – 3437 North Pasadena Avenue

### **PROPOSED PROJECT:**

Construction, use, and maintenance of a new, five-story, 514,756 square-foot mixed use building with 468 dwelling units, including 66 dwelling units set aside for Very Low Income Households (or 14% of the proposed density) and 16,395 square feet of commercial space. The development will be constructed within two phases, and is designed as one building which includes two levels of subterranean parking across the entire site with three structures above that include residential and commercial uses. The structures will be four and five stories tall with a total of 311 automobile parking spaces, 35 short-term and 264 long-term bicycle parking spaces, and a total of 49,152 square feet of open space for residents.

### **APPEAL:**

An appeal of the June 12, 2020, Planning Director's Determination which:

1. Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in Mitigated Negative Declaration, No. ENV-2016-273-MND adopted on August 22, 2017; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated December 2019, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density bonus consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 468 dwelling units, including 66 dwelling units reserved for Very Low Income (VLI) Households occupancy for a period of 55 years, along with the following two Additional Incentives:
  - a. Setback. To permit the use of any or all the yard requirements for the RAS3 Zone in lieu of the [T][Q]CM-2D Zone; and
  - b. Transitional Height. To utilize the Transit Oriented Communities transitional height requirements in lieu of those found in LAMC Section 12.21.1 A.10;
3. Approved, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement for a five-foot dedication and three-foot widening along Avenue 34 and a 15 feet by 15 feet chamfer or a 20 foot radius corner cut along northwest intersection of Avenue 34 and Pasadena Avenue, in order to maintain the existing condition along Avenue 34 and the corner of Avenue 34 and Pasadena Avenue;
4. Conditionally Approved, pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a new, five-story, mixed-use building with 468 dwelling units, and 16,395 square feet of commercial space in the [T][Q]CM-2D Zone; and
5. Adopted the Conditions of Approval and Findings.



**Applicant:** Jay Stark, R Cap Avenue 34, LLC  
Representative: Andrew Brady, DLA Piper, LLP

**Appellant:** Patricia Camacho

**Staff:** Michelle Carter, City Planning Associate  
[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)  
(213) 978-1262

The next meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, August 27, 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](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.