

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, OCTOBER 15, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC10-15-20>) by Tuesday, October 13, 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
Dana Perlman, Commissioner
Vacant, 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
(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/99381678902>)
AND MEETING ID: 993 8167 8902 AND PASSWORD: 003874.**

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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 993 8167 8902** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 003874**.

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 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

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 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 **(213) 338-8477 or (669) 900-9128** and use Meeting ID No. **993 8167 8902** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 003874**.

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-2019-4983-GPA-VZC**

CEQA: ENV-2019-4984-ND

Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo

Last Day to Act: 12-14-20

PUBLIC HEARING – Completed September 24, 2020

PROJECT SITE: 2417 – 2455 North Thomas Street; 2428 – 2436 North Gates Street

PROPOSED PROJECT:

Change of use from a school, daycare, convent, dormitories, playground, chapel, and surface parking area to an office use. The request includes a General Plan Amendment from Low Residential to Neighborhood Commercial and a Vesting Zone Change from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ. There is no demolition, construction, or new floor area proposed as part of the proposed project, and only internal improvements are being proposed at this time.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-4984-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Los Angeles City Charter 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northeast Los Angeles Community Plan to amend the Land Use designation from Low Residential to Neighborhood Commercial; and
3. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change to change the zone designation from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ.

Applicant: Josh Oreck, Narrator, Inc.
Representative: Paul Garry, PSOMAS

Staff: Nicole Sánchez, City Planner
nicole.sanchez@lacity.org
(213) 978-3034

6. **CPC-2019-4791-GPA-ZC**

CEQA: ENV-2019-4792-ND

Plan Area: Encino – Tarzana

Related Case: VTT-82210-SL

Council District: 3 – Blumenfield

Last Day to Act: 11-03-20

PUBLIC HEARING – Completed August 5, 2020

PROJECT SITE: 5808 North Etiwanda Avenue

PROPOSED PROJECT:

Subdivision of nine small lots and associated nine single-family dwellings. Each unit will be three stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two

guest parking spaces will be provided at grade. The Project includes minimal grading and excavation necessary for the foundation of each dwelling.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Negative Declaration, No. ENV-2019-4792-ND as adopted on September 24, 2020, (“Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Sections 555, 556 and 558 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcels located from Low Medium I Residential and Open Space to Low Medium II Residential; and
3. Pursuant to LAMC Section 12.32 F, a Zone Change from RA-1 and OS-1XL to RD1.5-1 to permit the construction of nine small lot homes.

Applicant: IML Properties LLC by Ilan Levy
Representative: Jerome Buckmelter, Jerome Buckmelter Associates, Inc.

Staff: Alexander Truong, City Planning Associate
alexander.truong@lacity.org
(213) 978-3308

7. [VTT-82152-1A](#) Council District: 13 – O’ Farrell
CEQA: ENV-2018-2116-EIR; SCH No. 2018051002 Last Day to Act: 10-23-20
Plan Area: Hollywood
Related Cases: CPC-2018-2114-DB-CU-MCUP-SPR;
CPC-2018-2115-DA

PUBLIC HEARING REQUIRED

PROJECT SITE: 1720 – 1770 North Vine Street;
1746 – 1764 North Ivar Avenue;
1733 – 1741 North Argyle Avenue;
6236, 6270, and 6334 West Yucca Street

PROPOSED PROJECT:

Merger of 16 existing lots totaling 194,495 square feet (4.46 acres) and 5,876 square feet (0.135 acres) of public right-of-way (including a 1,003 square foot merger of a portion of an alley and a 4,873 square-foot merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street), dedicating five-foot wide sidewalk easements over said sidewalk merger areas, and the subsequent re-subdivision into three ground lots and 13 airspace lots for a total of 13 lots; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

APPEAL:

An appeal of the September 14, 2020, Deputy Advisory Agency’s Determination which:

1. Found, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2018-2116-EIR (State Clearinghouse No. 2018051002), dated April 16, 2020, and the Final EIR, dated September 3, 2020 (Hollywood Center Project EIR), as well as the whole of the administrative record; and

CERTIFIED the following:

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

ADOPTED the following:

- a. The related and prepared Hollywood Center Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Hollywood Center Project EIR.
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 82152 (Alternative 8), located at 1720-1770 North Vine Street; 1746-1764 North Ivar Avenue; 1733-1741 North Argyle Avenue; 6236, 6270, and 6334 West Yucca Street, to allow the merger of 16 existing lots totaling 194,495 square feet (4.46 acres) and 5,876 square feet (0.135 acres) of public right-of-way (including a 1,003 square foot merger of a portion of an alley and a 4,873 square-foot merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street), dedicating five-foot wide sidewalk easements over said sidewalk merger areas, and the subsequent re-subdivision into three ground lots and 13 airspace lots for a total of 13 lots; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.
 3. Adopted the Conditions of Approval and Findings.

Applicant: MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle, LLA, and 1720 North Vine LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Appellants:

1. MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle, LLA, and 1720 North Vine LLC
Representative: Edgar Khalatian, Mayer Brown, LLP
2. Federation of Hillside and Canyon Associations, Inc.
Representative: Jamie T. Hall, Channel Law Group, LLP
3. StopTheMilleniumHollywood.com
Representative: Robert Silverstein, The Silverstein Law Firm, APC
4. AMDA College of the Performing Arts
Representative: Jennifer Lynch, Esq., Manatt, Phelps & Phillips, LLP
5. Ned Pan, Inc.
Representative: John M. Bowman, Esq., Elkins Kalt Weintraub Reuben Gartside LLP
6. Vedanta Society of Southern California
Representative: Anthony Kornarens, Esq., Anthony Kornarens, a Professional Corporation

Staff: Mindy Nguyen, City Planner
mindy.nguyen@lacity.org
(213) 847-3674

8. [CPC-2018-2114-DB-CU-MCUP-SPR](#)
CEQA: ENV-2018-2116-EIR; SCH No. 2018051002
Plan Area: Hollywood
Related Cases: VTT-82152-1A, CPC-2018-2115-DA

Council District: 13 – O’ Farrell
Last Day to Act: 11-27-20

PUBLIC HEARING – Completed August 26, 2020

PROJECT SITE: 1720 – 1770 North Vine Street;
1746 – 1764 North Ivar Avenue;
1733 – 1741 North Argyle Avenue;
6236, 6270, and 6334 West Yucca Street

PROPOSED PROJECT:

Original Project:

The Original Project involves the preservation of the Capitol Records Complex, removal of other remaining existing uses on the 4.61-acre Project Site, and the development of four new buildings (two residential buildings each on the West and East Sites) and public open space on the ground level. The maximum building height would be up to 469 feet (36 stories) on the West Site and up to 595 feet (47 stories) on the East Site. The Original Project would include the development up to 1,005 residential units (872 market-rate units and 133 senior affordable units), approximately 30,176 square feet of restaurant/retail space, approximately 33,922 square feet of publicly accessible open space, and a five-level subterranean parking garage with one level of enclosed at-grade parking on both the West and East Sites. The Original Project would have a maximum FAR of 7:1, which includes 1,287,150 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building) for a total floor area of 1,401,453 square feet.

Alternative 8 – Office, Residential and Commercial:

Alternative 8 involves the preservation of the Capitol Records Complex, removal of other remaining existing uses, and the development of three new buildings (two mixed-use residential buildings on the West Site and one office building on the East Site) and public open space on the ground level. The maximum building height would be up to 595 feet (49 stories) on the West Site and 367 feet (17 stories) on the East Site. Alternative 8 would include the development of up to 903 residential units (770 market-rate units and 133 senior affordable units), up to 385,943 square feet of office uses, up to 26,874 square feet of restaurant/retail space, 33,425 square feet of publicly accessible open space, and a five-level subterranean parking garage with one level of enclosed at-grade parking on the West Site, and a seven-level subterranean parking garage on the East Site. Alternative 8 would have a maximum FAR of 7:1, which includes 1,287,100 square feet of new development and the existing, approximately 114,303-square-foot Capitol Records Complex (consisting of the 92,664-square-foot Capitol Records Building and the 21,639-square-foot Gogerty Building), for a total floor area of 1,401,403 square feet.

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-2018-2116-EIR, SCH No. 2018051002 for the above-referenced project, 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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, reserving at least 11 percent of the Alternative 8's units for Very Low Income households, seeking the following incentives and waivers:
 - a. An On-Menu Incentive to permit a 35 percent increase in the maximum allowable floor area ratio (FAR) from 2:1 to 2.7:1 (for portions of the Project Site located at the corner lot on the southeast corner of Yucca Street and Ivar Avenue and associated with APN 5546-004-032); and from 3:1 to 4.05:1 FAR (for the balance of the Project Site);
 - b. An Off-Menu Incentive to allow FAR and density averaging for a Housing Development Project located on non-contiguous lots;
 - c. A Waiver of Development Standards to permit a 7:1 FAR across the Project Site; and
 - d. A Waiver of Development Standards to allow the floor area of any residential balconies and terraces to be excluded for purposes of calculating the total floor area;
5. Pursuant to LAMC Section 12.24 U.14, a Conditional Use Permit for a Major Development Project for the construction of 100,000 square feet or more of non-residential floor area in the C4 Zone;
6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 12 establishments; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or guest rooms, 50,000 square feet of non-residential floor area, and generates more than 1,000 average daily trips.

Applicant: MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle, LLA, and 1720 North Vine LLC
 Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: Mindy Nguyen, City Planner
mindy.nguyen@lacity.org
 (213) 847-3674

9. [CPC-2018-2115-DA](#) Council District: 13 – O' Farrell
 CEQA: ENV-2018-2116-EIR; SCH No. 2018051002 Last Day to Act: N/A
 Plan Area: Hollywood
 Related Cases: VTT-82152-1A, CPC-2018-2114-DB-CU-MCUP-SPR

PUBLIC HEARING – Completed August 26, 2020

PROJECT SITE: 1720 – 1770 North Vine Street;
 1746 – 1764 North Ivar Avenue;
 1733 – 1741 North Argyle Avenue;
 6236, 6270, and 6334 West Yucca Street

PROPOSED PROJECT:
 Development Agreement for the provision of public benefits with a combined value of \$9,875,000 in exchange for a proposed term of 20 years.

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-2018-2116-EIR, SCH No. 2018051002 for the above-referenced project, 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; and
4. Pursuant to California Government Code Sections 65864 through 65869.5, a Development Agreement between the Applicant and the City of Los Angeles.

Applicant: MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle, LLA, and 1720 North Vine LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: Mindy Nguyen, City Planner
mindy.nguyen@lacity.org
(213) 847-3674

The next Regular Meeting of the City Planning Commission will be held at **8:30 a.m.** on **Thursday, October 22, 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 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.

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.