

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 14, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC1-14-21>) by January 11, 2021
Compliant Day of Submissions will be added to this drive as they are received**

Samantha Millman, President
Vacant, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Helen Leung, Commissioner
Yvette Lopez-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Ajay Relan, Commissioner

Vincent P. Berton, 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/88284807639>)
AND USE MEETING ID: 882 8480 7639 AND MEETING PASSCODE: 051362.**

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. 882 8480 7639** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 051362**.

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
 - LACP Report on City Council Actions for Entitlement Cases Considered by the CPC
 - Commissioner Recognition
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – December 3, 2020; December 10, 2020; December 17, 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 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. 882 8480 7639** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 051362**.

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-2019-7320-VZC-HD-CU-SPR-RDP**

CEQA: ENV-2019-7321-MND

Plan Area: North Hollywood – Valley Village Community Plan

Council District: 2 – Krekorian

Last Day to Act: 01-18-21

PUBLIC HEARING – Completed November 9, 2020

PROJECT SITE: 5444 – 5458 North Vineland Avenue;
5437 – 5451 North Cleon Avenue

PROPOSED PROJECT:

Demolition of an existing 4,300 square foot one-story building and surface parking lot (used for storage of vehicles) and the construction, use, and maintenance of a 138,035 square foot mixed use building with 124,371 square feet of self-storage uses and 13,664 square feet of office suites serving visual and performing artists. The office suites will be operated as an artist and maker space and will include programming such as gallery openings. The building is 45 feet in height with four stories and one basement level. The Project will have a total Floor Area Ratio (FAR) of 2:1. Up to 63 vehicle parking spaces are provided in a surface parking lot and 16 long term and 16 short term bicycle parking spaces are also provided.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-7321-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from MR2-1VL to (T)(Q)M2-2D;
3. Pursuant to LAMC Section 12.32 F, a Height District Change from 1VL to 2D;
4. Pursuant to LAMC Section 12.24 W.50, a Conditional Use to permit a storage building for household goods (self-storage) in the M2 Zone, within 500 feet of an R Zone;
 - a. Pursuant to LAMC Section 12.24 F, a Determination in conjunction with a Conditional Use to permit a maximum height of 45 feet for storage buildings for households goods in lieu of the otherwise permitted maximum of 37 feet as required by LAMC Section 12.17.6 A.10; and
 - b. Pursuant to LAMC Section 12.24 S, a Determination in conjunction with a Conditional Use to permit a parking reduction not to exceed 20 percent of the requirements otherwise required by LAMC Section 12.21 A.4;
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area; and
6. Pursuant to LAMC Section 11.5.4 D.5, a Project Compliance Review for conformance to the provisions of the North Hollywood Redevelopment Plan.

Applicant: Kelly McKone, 1784 Capital Holdings, LLC
Representative: Shane Swerdlow, Craig Lawson & Co., LLC

Staff: JoJo Pewsawang, City Planner
jojo.Pewsawang@lacity.org
(213) 978-1214

6. [CPC-2019-6854-GPA-ZC-HD](#)
CEQA: ENV-2019-6855-MND
Plan Area: Sylmar

Council District: 7 – Rodriguez
Last Day to Act: 01-14-21

PUBLIC HEARING – Completed July 24, 2020

PROJECT SITE: 13104 North Glenoaks Boulevard

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a two-story, approximately 43 feet, eight inches in height, 13,135 square-foot mixed-use building. The proposed Project would include eight dwellings (including two live-work dwelling units), a 927 square foot café, 2,552 square-feet of other commercial uses, and 2,608 square feet of common open space. To achieve the proposed Project, the Applicant is requesting a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Neighborhood Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-6855-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to the Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Neighborhood Commercial; and
3. Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from RA-1-K to C1-1VL-K.

Applicant: David Rendall, 13104 G1INV Colise LLC
Representative: Mike Ascione, Integrity Property Group LLC

Staff: Andrew Jorgensen, AICP, City Planner
andrew.jorgensen@lacity.org
(818) 374-9904

7. [DIR-2019-2789-TOC-1A](#)
CEQA: ENV-2019-2790-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 01-14-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 1300 Westwood Boulevard

PROPOSED PROJECT:

Construction of a seven-story building with 31 residential units, with a maximum building height of 75 feet. The Project includes one level of subterranean parking consisting of 12 parking spaces with driveway access off the alley. The proposed Project encompasses 25,693 square feet of floor area, with a maximum Floor Area Ratio ("FAR") of 3.89:1. The site is currently developed with a parking lot built in 1975, which will be demolished for the project. The Project will involve grading of approximately 3,000 cubic yards of soil.

APPEAL:

An appeal of the September 10, 2020, Planning Director's Determination which:

1. Determined, that based on the whole of the administrative record, the Project is exempt from the 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 Affordable Housing Incentive Program for a project totaling 31 dwelling units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years, with the following Base Incentives and Additional Incentives:
 - a. Residential Density. A 72.22 percent increase in the maximum density to permit a total of 31 dwelling units, in lieu of 18 units as otherwise permitted by the C4 base density;
 - b. Floor Area Ratio (FAR). A maximum FAR of up to 3.89:1 in lieu of 1.5:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
 - c. Parking. No parking requirements per dwelling units are required per TOC;
 - d. Height and Transitional Height. A 30-foot increase in the building height, allowing 75 feet in lieu of the maximum 45 feet otherwise allowed by the C4-1VL-POD Zone; and Transitional Height per TOC Guidelines;
 - e. Yard/Setback. A reduction in required side and rear yards to allow RAS3 yards allowing five-foot side yards in lieu of the required 10-foot side yard and a 15-foot rear yard in lieu of 19-foot rear yard otherwise required by LAMC Section 12.11 C and the C4-1VL-POD Zone; and
 - f. Open Space. A maximum 25 percent decrease from the open space requirement, allowing 2,457 square feet in lieu of 3,275 square feet; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: Mehdi Mossazadeh, 1300 Westwood Development LLC
Representative: Andy Simhaee, Simha Engineering, Inc.

Appellant: George Merkert
Representative: Laura Lake, Fix the City

Staff: Jeanalee Obergfell, City Planning Associate
jeanalee.obergfell@lacity.org
(213) 978-0092

8. [VTT-82654-1A](#) Council District: 13 – O’ Farrell
CEQA: ENV-2019-3761-SCPE Last Day to Act: 01-28-21
Plan Area: Hollywood
Related Case: DIR-2019-3760-TOC-SPP-SPR-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 4629 – 4651 West Maubert Avenue

PROPOSED PROJECT:

Merger and subdivision of five lots into one lot, in conjunction with the demolition of three existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units, within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

APPEAL:

An appeal of the August 5, 2020, Deputy Advisory Agency’s Determination which:

1. Determined, in accordance with Public Resource Code Section 21155.1, the Advisory Agency found that the Project was assessed in the Sustainable Communities Project Exemption, Case No. ENV-2019-3761-SCPE, which the City Council approved on January 14, 2020 and determined that the Project was statutorily exempt from the California Environmental Quality Act (CEQA) as a Sustainable Community Project;
2. Approved with Conditions, pursuant to Sections 17.03, 17.06 and 17.15 of the Los Angeles

Municipal Code, a Vesting Tentative Tract Map for the merger and subdivision of five lots into one lot; and

3. Adopted the Conditions of Approval and Findings.

Applicant: Will Cipes, Maubert LA VI, LLC
Representative: Heather Waldstein, Rosenheim & Associates

Appellants: Abraham Soghomonian, Los Feliz Preservation Coalition
Amy Gustincic, Los Feliz Improvement Association (LFIA)

Staff: Jason Hernandez, City Planning Associate
jason.hernandez@lacity.org
(213) 978-1276

9. [DIR-2019-3760-TOC-SPP-SPR-1A](#)
CEQA: ENV-2019-3761-SCPE
Plan Area: Hollywood
Related Case: VTT-82654-1A

Council District: 13 – O’ Farrell
Last Day to Act: 01-28-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 4629 – 4651 West Maubert Avenue

PROPOSED PROJECT:

Demolition of three existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units, within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan.

APPEAL:

An appeal of the August 5, 2020, Planning Director’s Determination which:

1. Determined, in accordance with Public Resource Code Section 21155.1, that the Project was assessed in the Sustainable Communities Project Exemption, Case No. ENV-2019-3761-SCPE, which the City Council approved on January 14, 2020 and determined that the Project was statutorily exempt from the California Environmental Quality Act (CEQA) as a Sustainable Community Project;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), an 80 percent increase in density, 45 percent increase in Floor Area Ratio (FAR), and no residential parking spaces, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 4 project totaling 153 dwelling units, reserving 17 units for Extremely Low Income Household occupancy for a period of 55 years, with the following one Additional Incentive and the dismissal of one Additional Incentive:
 - a. Open Space. A 25 percent reduction to permit a minimum 12,769 square feet of overall usable open space in lieu of the minimum 17,025 square feet otherwise required; and
 - b. Height. Dismiss a request for an Additional Incentive for a height increase of 33 additional feet within the Tier 4;
3. Approved with Conditions, pursuant to LAMC Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 184,888, a Project Permit Compliance Review for the demolition of three existing multi-family buildings and accessory buildings; and the construction, use and maintenance of an eight-story apartment building, with two levels of above grade parking and 143,785 square feet of floor area consisting of 153 dwelling units, within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;

4. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a 100 percent residential development project that creates 153 dwelling units; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Will Cipes, Maubert LA VI, LLC
Representative: Heather Waldstein, Rosenheim & Associates

Appellants: Abraham Soghomonian, Los Feliz Preservation Coalition
Amy Gustincic, Los Feliz Improvement Association (LFIA)

Staff: Jason Hernandez, City Planning Associate
jason.hernandez@lacity.org
(213) 978-1276

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, January 21, 2021**

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.