

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JUNE 10, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC6-10-21>) June 7, 2021
Compliant Day of Submissions will be added to this drive as they are received**

Samantha Millman, President
Caroline Choe, Vice President
Renee Dake-Wilson, Commissioner
Jenna Hornstock, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, 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/87093743438>)
AND USE MEETING ID: 870 9374 3438 AND MEETING PASSCODE: 752449.**

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. 870 9374 3438** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 752449**.

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>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

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
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – May 13, 2021

2. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

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. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken 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. 870 9374 3438** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 752449**.

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-2020-5508-DB-CU-HCA**

CEQA: ENV-2020-5509-CE

Plan Area: Palms – Mar Vista – Del Rey

Los Angeles Coastal Transportation Corridor

Related Case: VTT-83082-CN-HCA

Council District: 11 – Bonin

**Last Day to Act: 06-10-21

PUBLIC HEARING – Completed January 20, 2021

PROJECT SITE: 13481 – 13485 West Beach Avenue

PROPOSED PROJECT:

Demolition of an existing single-family home and triplex and the construction, use, and maintenance of a new 22,063 square-foot seven-story residential development consisting of 27 condominium units (with seven units reserved for Very Low Income Households). A total of 14 parking spaces would be provided in one surface parking level and one level of subterranean parking.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32 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 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 27 dwelling units, of which seven will set be set aside for Very Low Income Households, and requesting the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit the base density to be calculated using pre-dedicated lot area pursuant to LAMC Section 12.22 A.25;
 - b. An Off-Menu Incentive to permit a 30-foot six inch increase in height to allow a maximum height of 85 feet six inches with a step back at 67 feet six inches height in lieu of the 45-foot height allowed pursuant to the Glencoe-Maxella Specific Plan;
 - c. An Off-Menu Incentive to permit a 59 percent increase in Floor Area Ratio (FAR) to allow 2.78:1 FAR in lieu of the maximum 1.75:1 FAR;
 - d. A Waiver of Development Standard to permit a 36 percent reduction in the required easterly side yard setback to allow a six foot and five inches side yard in lieu of the required 10 foot side yard setback pursuant to LAMC 12.11 C.3;
 - e. A Waiver of Development Standard to permit a 21 percent reduction in the required rear yard setback to allow a 15-foot rear yard setback in lieu of the required 19-foot rear yard setback pursuant to LAMC 12.11 C.3;

- f. A Waiver of Development Standard to permit 14 parking spaces in lieu of the 28 required parking spaces pursuant to LAMC 12.21 A.4, where six of the 14 parking spaces are compact; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25.

Applicant: Bradford Neal, Stan Lee Enterprises, Inc.
Representative: Brian Silveira, Brian Silveira & Associates

Staff: Stephanie Escobar, Planning Assistant
stephanie.escobar@lacity.org
(213) 978-1492

6. [DIR-2020-5861-TOC-DRB-SPP-HCA-1A](#)
CEQA: ENV-2020-5862-CE
Plan Area: Westwood

Council District: 5 – Koretz
**Last Day to Act: 06-01-21
Continued from: 05-27-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 10939 – 10949 West Ohio Avenue; 1450 South Veteran Avenue

PROPOSED PROJECT:

Demolition of the existing apartment building, garages, and all other on-site structures and the construction of a new six-story, maximum 64-foot eight-inch in height, 18,732 square foot, apartment building consisting of 18 units. Two levels of subterranean parking are proposed consisting of 16 parking spaces. The Project requires a haul route for 5,000 cubic yards of dirt. One existing Street Tree will be removed. The Project reserves one unit for Extremely Low Income and two units for Very Low Income occupancy for a period of 55 years.

APPEAL:

An appeal of the February 2, 2021, Planning Director's Determination which:

1. Determined, that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State 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 Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program for a project totaling 18 dwelling units, reserving one unit for Extremely Low Income and two unit for Very Low Income occupancy for a period of 55 years, with additional incentives:
 - a. Open Space. A 25 percent reduction in the open space requirement, allowing at least 1,350 square feet in lieu of the 1,800 square feet otherwise required;
 - b. Open Space. A 25 percent reduction from the Specific Plan's open space location requirement to allow 56.25 percent (760 square feet) of open space to be provided on the ground floor in lieu of the requirement that 75 percent of open space be provided on the ground floor; allowing the remaining 43.75 percent (590 square feet) of open space to be provided above the ground floor for a total of 1,350 square feet of open space; and
 - c. Yard/Setback. A 30 percent reduction in the north and south side yard setbacks, allowing six feet four inches in lieu of the nine foot side yard setbacks otherwise required in the [Q]R4-1L Zone and Westwood Community Multi-Family Specific Plan;
3. Approved with Conditions, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance and Design Review in the Westwood Community Multiple Family Specific Plan for the Project; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Brennen Hakimian, Brennen Hakimian Holdings LLC
Representative: Dana Lydon, Warren Techentin Architecture

Appellant: Vojin Hadzi-Pavlovic

Staff: Dylan Sittig, City Planning Associate
dylan.sittig@lacity.org
(213) 978-1197

7. **CPC-2019-7522-VZC-CU-SPR**
CEQA: ENV-2019-7523-MND
Plan Area: Wilshire

Council District: 5 – Koretz
**Last Day to Act: 06-10-21

PUBLIC HEARING – Completed July 15, 2020

PROJECT SITE: 1434 – 1456 South Robertson Boulevard

PROPOSED PROJECT:

Demolition of six existing structures, and the construction, use and maintenance of a new, seven-story, 84-foot tall, 131-room hotel with a 945 square-foot ground floor commercial space. The Project would provide a total of 77 automobile parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigation Negative Declaration, No. ENV-2019-7523-MND (“Mitigated 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 Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1-O to RAS4-1-O;
3. Pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a hotel within 500 feet of an R Zone; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development resulting in an increase of 50 or more dwelling units or guest rooms, or combination thereof.

Applicant: Sinan Sinanian, Sinanian
Representative: Eric Lieberman, QES, Inc.

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

8. **DIR-2020-4249-TOC-SPP-VHCA-1A**
CEQA: ENV-2020-4250-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
**Last Day to Act: 06-14-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 4750 West Santa Monica Boulevard;
4750 – 4760 West Santa Monica Boulevard;
1033 – 1039 North New Hampshire Avenue

PROPOSED PROJECT:

Demolition of one existing commercial building, one storage building, one two-story single-family dwelling and accessory buildings; and the construction, use and maintenance of an eight-story, mixed-use building, with two levels of subterranean parking, 76,650 square feet of floor area,

consisting of 85 dwelling units and 1,137 square feet of commercial floor area, within Subarea C of the Vermont/Western SNAP Specific Plan.

APPEAL:

A partial appeal of the March 12, 2021, Planning Director'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), an 80 percent increase in density, 36 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 85 dwelling units, reserving 10 units for Extremely Low Income Household occupancy for a period of 55 years, with the following two Additional Incentives:
 - a. Height. A 22-foot increase in height to permit 97 feet of maximum building height in lieu of the maximum 75 feet otherwise permitted per the underlying zone;
 - i. An increase of 11 feet in height to the stepback requirement per the SNAP which requires that no portion of any structure located in Subarea B or C shall exceed more than 30 feet in height within 15 feet of the front property line, along Santa Monica Boulevard; and
 - ii. An increase of one-story in height to the stepback requirement per the SNAP which requires that all buildings with a property line fronting on a major highway, including Santa Monica Boulevard, have the second-floor set back 10 feet from the first-floor; and
 - b. Open Space. A 25 percent reduction to permit a minimum 6,919 square feet of overall usable open space in lieu of the minimum 9,225 square feet otherwise required;
3. Approved with Conditions, pursuant to LAMC Section 11.5.7 C and the Vermont/Western Station Neighborhood Area (SNAP) Specific Plan Ordinance No. 186,735, a Project Permit Compliance Review for the demolition of one commercial building, one storage building, one two-story single-family dwelling and accessory buildings; and the construction, use and maintenance of an eight-story, mixed-use building, with two levels of subterranean parking, 76,650 square feet of floor area, consisting of 85 dwelling units and 1,137 square feet of commercial floor area, within Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Jared Brenner-Goldstein, Canfield Development Inc.
Representative: Matthew Hayden, Hayden Planning

Appellant: Eric Moore, Citizens for Reasonable Development

Staff: Danalynn Dominguez, City Planning Associate
danalynn.dominguez@lacity.org
(213) 978-1340

PUBLIC HEARING REQUIRED

PROJECT SITE: 815 – 831 South Kingsley Drive

PROPOSED PROJECT:

Construction of a seven-story, 77-foot 11-inch-tall multi-family residential building containing approximately 108,070 square feet of floor area and 114 residential units on a 26,617 square-foot site. The Project will reserve 12 dwelling units for Extremely Low Income Households, with a unit mix of one studio unit, 20 one-bedroom units, 41 one-bedroom units with a den, and 52 two-bedroom units. The Project will provide 159 vehicular parking spaces located within the ground floor and two-level subterranean parking garage and a minimum of 118 bicycle parking spaces consisting of 110 long term and 8 short term bicycle parking stalls. The Project proposes 10,482 square feet of open space, including 2,700 square feet of private decks, a 1,741 square-foot courtyard, a 3,820 square-foot roof deck, 967 square-foot fitness room, a 600 square-foot common resident use area and a 653 square-foot club room. The Project is providing 1,569 square feet of landscaping and thirty 24-inch box trees. The Project will export approximately 21,000 cubic yards of excavated earth.

APPEAL:

A partial appeal of the March 18, 2021, Planning Director's Determination which:

1. Determined, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Approved with Conditions, pursuant to Section 12.22 A. 31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 114 dwelling units, reserving 12 units for Extremely Low-Income Household occupancy for a period of 55 years, with the following Additional Incentives:
 - a. Open Space. A 3,431 square foot reduction in the usable open space, permitting 10,482 square feet in lieu of the otherwise required 13,725 square feet pursuant to LAMC Section 12.21 G.2;
 - b. Side Yard Setback. A reduction to the northerly and southerly side yard setbacks to seven feet, in lieu of the minimum 10 feet as otherwise required in the R4-2 Zone; and
 - c. Rear Yard Setback. A reduction to the westerly rear yard setback to 13 feet, three inches, in lieu of the 19 feet otherwise required in the R4-2 Zone;
3. Approve with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a seven-story, multi-family residential building containing approximately 108,070 square feet of floor area and 114 residential units, on a 26,617 square-foot site. The building will have a maximum height of approximately 77 feet, 11 inches measured from Grade to the highest point of the parapet. The Project will provide 159 vehicular parking spaces located within the ground floor and two-level subterranean parking garage. The Project will provide 110 long-term spaces and eight short-term bicycle spaces for a total of 118 total bicycle parking spaces. The Project will provide 10,482 square feet of usable open space and thirty trees. The Project will export approximately 21,000 cubic yards of excavated earth; and
4. Adopted the Conditions of Approval and Findings.

Applicant: St. Mary's Medical Plaza, LLC
Representative: Allen Park, St. Mary's Medical Plaza, LLC

Appellant: Margarita Lopez, Coalition for An Equitable Westlake Macarthur Park
Representative: Claudia Medina, Law Office of Claudia Medina

Staff: Chi Dang, City Planning Associate
chi.dang@lacity.org
(213) 978-1307

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, June 17, 2021**

****Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

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.