

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 13, 2022 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentation will be made available here (<https://tinyurl.com/CPC1-13-22>) by Monday, January 10, 2022
Compliant Day of Submissions will be added to this drive as they are received

Samantha Millman, President
Caroline Choe, Vice President
Helen Campbell, Commissioner
Jenna Hornstock, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, Commissioner

Vincent P. Bertoni, AICP, Director
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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the City Planning Commission's January 13, 2022 meeting will be conducted via telephone and/or videoconferencing.

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/87349509214>)
AND USE MEETING ID: 873 4950 9214 AND MEETING PASSCODE: 185631.**

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. 873 4950 9214** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 185631**.

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. **DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE**

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

2. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests

3. **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. 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.

4. **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. 873 4950 9214** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 185631**.

5. **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.

6. **CONSENT CALENDAR (No Items)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

7. **CPC-2021-4280-GPA-ZC-BL**

CEQA: ENV-2021-4281-ND
Plan Area: Hollywood Community Plan

Council District: 13 – O’Farrell
**Last Day to Act: 01-16-22

PUBLIC HEARING – Completed October 19, 2021

PROJECT SITE: 711 – 723 North Lillian Way

PROPOSED PROJECT:

Removal of an existing surface parking lot, and the construction, use, and maintenance of a new, three-story, 56 feet in height commercial office building with a floor area of 30,385 square feet, equating to a Floor Area Ratio (FAR) of approximately 1.5:1. The proposed development will have two subterranean parking levels and ground level parking that will contain a total of 83 vehicular parking stalls. The Project will provide a total of nine bicycle parking stalls, including three short-term, and six long-term parking stalls. The Project will provide approximately 3,658 square feet of open space, including a 2,346 square-foot roof deck.

REQUESTED ACTIONS:

- 1. Pursuant to CEQA Guidelines Section 15074(b), Negative Declaration, No. ENV-2021-4281-ND (“Negative Declaration”), the whole of the administrative record, and all comments received;
- 2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Hollywood Community Plan to re-designate the subject parcels from Medium Residential to Commercial Manufacturing land uses;
- 3. Pursuant to LAMC Section 12.32 F, a Zone Change from R3-1 to (T)(Q)CM-1; and
- 4. Pursuant to LAMC Section 12.23 R, a Building Line Removal to remove a 15-foot Building Line along the westerly side of Lillian Way, established under Ordinance No. 109119.

Applicant: Robert Herscu, 711 Lillian LLC, Herscu 711 LLC, 717 Lillian LLC, Herscu Lillian LLC, 720 Cahuenga LLC, & Cahuenga Herscu LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Trevor Martin, City Planning Associate
trevor.martin@lacity.org
(213) 978-1341

8. [CPC-2021-2035-DB-CU-CUB-SPR-HCA](#)
CEQA: ENV-2021-2036-CE
Plan Area: Silver Lake-Echo Park-Elysian Valley

Council District: 13 – O’Farrell
**Last Day to Act: 02-06-22

LIMITED PUBLIC HEARING REQUIRED

PUBLIC HEARING – Completed September 13, 2021

PROJECT SITE: 3209 – 3227 West Sunset Boulevard

PROPOSED PROJECT:

Demolition of an existing one- and two-story auto shop with an adjoining surface level parking lot and the construction, use, and maintenance of a new 84,662 square-foot, seven-story mixed-use residential development consisting of 86 residential units (with 10 units reserved for Very Low-Income Households). The Project will include a total 69 parking spaces within an at grade parking garage.

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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is 15 percent greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25 for a total 50 percent Density Bonus;
3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus for a housing development project consisting of 86 dwelling units, of which 10 will set be set aside for Very Low-Income Households, and requesting the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to permit a 100 percent decrease in residential parking for the Project site;
 - b. An Off-Menu Incentive to permit a 100 percent decrease in required commercial parking for the Project site;
 - c. An Off-Menu Incentive to permit an increase of Floor Area Ratio (FAR) from 1.5:1 to 3.76:1;
 - d. A Waiver of Development Standards to permit an increase in stories from three stories to seven stories;
 - e. A Waiver of Development Standards to permit a reduction in side yard setbacks from 10 feet to zero feet;
 - f. A Waiver of Development Standards to permit a reduction in rear yard setbacks from 20 feet to zero feet;
 - g. A Waiver of Development Standards to permit a 24 percent reduction in required Open Space; and
 - h. A Waiver of Development Standards to permit a height increase from 45 feet to 83 feet and 10 inches;
4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use permit (Beverage) for the sale and dispensing of a full-line of alcoholic beverages for on and off-site consumption for two establishments; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units.

Applicant: Sunset Twins-HH, LLC
Representative: Timothy Moran, Irvine & Associates, Inc.

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

9. [CPC-2021-3038-DB-SPR-HCA](#)
CEQA: ENV-2021-3039-CE
Plan Area: Central City Community Plan

Council District: 14 – de Leon
**Last Day to Act: 01-21-22

PUBLIC HEARING – Completed August 25, 2021

PROJECT SITE: 121 West 3rd Street; 252 South Spring Street;
244 – 246 South Spring Street

PROPOSED PROJECT:

Demolition of existing site improvements and the construction, use, and maintenance of a new, 15-story, 195-foot high and 243,973 square-foot mixed-use building with 331 dwelling units, including 37 dwelling units set aside for Very Low-Income Households (or 11 percent of the total units). The building will be constructed with one level of subterranean parking with 31 commercial parking spaces, one at-grade level with the residential lobby and three commercial tenant spaces totaling approximately 6,350 square feet, 13 residential levels above, and a rooftop level with the resident pool fitness center and lounge. The Project includes 60 studio units, 216 one-bedroom units, 55 two-bedroom units and 34,475 square feet of open space for residents.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, 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 LAMC Section 12.22 A.25, a Density Bonus for a Housing Development with a total of 331 units (with 37 units - 11 percent of the total number of units set aside for Very Low-Income Households), along with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a 48 percent increase in FAR from 6:1 to 8.87:1;
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a 45-foot height increase to 195 feet in lieu of a maximum of 150 feet pursuant to Ordinance No. 164,307-SA555; and
 - c. Pursuant to LAMC Sections 12.22 A.25(g)(3), a Waiver of Development Standards to eliminate the automobile parking requirement for residential uses; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for development project which creates, or results in an increase of, 50 or more dwelling units.

Applicant: Grant King, Relevant Living, LLC
Representative: Dana Sayles, Sara Houghton, three6ixty

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

10. [DIR-2021-2250-TOC-HCA-1A](#)
CEQA: ENV-2021-2251-CE
Plan Area: Wilshire

Council District: 13 – O’Farrell
**Last Day to Act: 02-22-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 505 – 517 North Hoover Street

PROPOSED PROJECT:

Demolition of one office building and two single-family houses and the construction, use, and maintenance of a six-story, 40-unit residential building inclusive of four units reserved for Extremely Low-Income households. The proposed building will encompass approximately 61,106 square feet of floor area, resulting in a FAR of 3.79 to 1, and rise to a maximum building height of 67 feet. Parking accommodations include 50 automobile parking spaces within the subterranean garage and a total of 44 bicycle parking spaces (four short-term and 40 long-term).

APPEAL:

An appeal of the October 7, 2021, Planning Director’s Determination which:

1. Determined, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (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, a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 40 dwelling units, including four dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Base and Additional Incentives:

Base Incentives:

- a. Density. Increase the maximum number of dwelling units by up to 70 percent to allow a maximum residential density of 50 units in lieu of 29 units otherwise required;
- b. Floor Area Ratio (FAR). Increase in FAR by up to 50 percent to allow a FAR of up to 4.5:1, in lieu of 3:1 otherwise required; and
- c. Parking. Provide automobile parking at a ratio of 0.5 spaces per residential unit to allow a minimum of 20 parking spaces, in lieu of 40 parking spaces otherwise required.

Additional Incentives:

- d. Yard/Setback. A 30 percent reduction in the rear and side setbacks to allow a minimum rear yard of 10 feet and six inches and a northern side yard of 6.3 feet, in lieu of a rear yard of 15 feet and side yard of nine feet otherwise required;
 - e. Open Space. A 25 percent reduction in Open Space requirement to allow a minimum of 4,932 square feet of Open Space, in lieu of 6,575 square feet otherwise required; and
 - f. Height. Two additional stories up to 22 feet to allow a maximum building height of six stories up to 67 feet, in lieu of 45 feet otherwise required; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Daniel Pourbaba, 511 Hoover LLC
Representative: Aaron Belliston, BMR Enterprises

Appellant: Gregory Loew, North Commonwealth United Neighborhood Association

Staff: David Woon, Planning Assistant
david.woon@lacity.org
(213) 978-1368

11. [DIR-2020-1824-TOC-HCA-1A](#)
CEQA: ENV-2020-1825-CE;
ENV-2013-622-EIR; SCH. No. 2013031038
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin
**Last Day to Act: 01-17-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 2512 – 2514 South Centinela Avenue

PROPOSED PROJECT:

Demolition of the existing single-family residence and the construction, use, and maintenance of a new five-story, 63-foot three-inches in height, apartment building consisting of 14 units, with a maximum 11,348 square feet of floor area and 3.16:1 Floor Area Ratio. One level of subterranean and a partial level of on-grade vehicle parking is proposed totaling 11 parking stalls. The Project will set aside two units for Very Low-Income Households for rental as determined to be affordable to such households by LAHD for a period of 55 years. The two Ficus trees growing in the public right-of-way at the Project site will be preserved in place. The Project will involve grading of approximately 2,327 cubic yards of soil and export of approximately 1,347 cubic yards of soil.

APPEAL:

An appeal of the October 4, 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 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. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 (“Program EIR”), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
3. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Compliance Review for a qualifying Tier 3 project totaling 14 dwelling units, reserving two units for Very Low-Income occupancy for a period of 55 years, with the following requested Base and Additional incentives:

Base Incentives:

- a. Residential Density. A 70 percent increase in the maximum density to permit a total of 14 dwelling units, in lieu of eight units as otherwise permitted by the R3 base density;
- b. Floor Area Ratio (FAR). A maximum FAR of 3.16:1 in lieu of 3.0:1 for the R3-1 zone otherwise permitted by LAMC Section 12.21.1 A.1;
- c. Residential Parking. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half space per unit;

Additional Incentives:

- d. Height. An 18-foot three-inch increase in the building height, allowing 63-foot three-inches in lieu of the maximum 45 feet otherwise allowed by the R3-1 Zone;
 - e. Yard/Setback. A maximum 30 percent reduction in both required side yards, allowing a five-foot 7 ¼ inch northerly and southerly side yard in lieu of the eight-foot side yard otherwise required in the R3-1 zone; and
 - f. Open Space. A maximum 25 percent reduction in the required open space, allowing 1,331 square feet in lieu of the 1,750 square feet otherwise required; and
4. Adopted the Conditions of Approval and Findings.

Applicant: 2512 Centinela LLC
Representative: Carl Smith, Telemachus Studio

Appellant: Tara Fairbanks

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

The next meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, January 27, 2022**

**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.

Reasonable Accommodations Consistent with Federal and State Law

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.