

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 28, 2022 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentation will be made available here (<https://tinyurl.com/CPC4-28-22>) by Monday, April 25, 2022
Compliant Day of Submissions will be added to this drive.**

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 April 28, 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/82639499560>)
AND USE MEETING ID: 826 3949 9560 AND MEETING PASSCODE: 937566.**

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. 826 3949 9560** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 937566**.

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 agendized 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**

- [Update on City Planning Commission Status Reports and Active Assignments](#)
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – February 24, 2022; March 24, 2022

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. 826 3949 9560** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 937566**.

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. **DIR-2020-3912-TOC-CCMP-VHCA-1A**

CEQA: ENV-2020-3913-CE
Plan Area: Northeast Los Angeles

Council District: 14 – de León
**Last Day to Act: 04-28-22
Continued from: 03-10-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 6324, 6328, 6314, 6316, 6312, 6320, 6326 East Garvanza Avenue;
141 North Avenue 64

PROPOSED PROJECT:

Removal of an existing surface parking lot and the development of 33 multi-family dwelling units and 1,910 square feet of commercial floor area in a proposed three-story, 39 feet, six inches tall building over two levels of subterranean parking. The total proposed floor area for the mixed-use development is 59,029 square feet.

APPEAL:

An appeal of the September 16, 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, Class 32 (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 1 project, totaling 33 dwelling units, reserving three units for Extremely Low-Income Household occupancy for a period of 55 years, with the following three Base Incentives:
 - a. A 50-percent increase in residential density to allow a total of 33 units in lieu of 22 base units;
 - b. A 40-percent increase in floor area or a 2.75:1 FAR (whichever is greater) in lieu of a 1.5:1 FAR;
 - c. A parking reduction to allow 0.5 spaces per bedroom in lieu of two spaces per bedroom; and
 - d. An Additional Incentive for height. The Additional Incentive for height allows one-story or 11 feet to allow a maximum height of three stories or 41 feet in lieu of the two -stories or 30 feet as otherwise allowed per Height District 1XL;
- 3. Approved with Conditions, pursuant to LAMC Section 12.20.3.L and the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) Ordinance 169,776, a Certificate of

Compatibility within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ) for the removal of an existing surface parking lot and billboard, and the development of a three story mixed-use building with 33 multi-family dwelling units, two levels of subterranean parking, and 1,910 square feet of ground floor commercial floor area; and

4. Adopted the Conditions of Approval and Findings.

Applicant: Gelena Skya-Wasserman
Representative: Armbruster Goldsmith & Delvac, LLC

Appellants: Brad Chambers, Isidro Aguilar, Kesley Davis, Vincent McKelvie, and Amanda Schulz
Representative: Amy C. Minter

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

8. **DIR-2017-4167-PUB-CDP-SPP-1A**

CEQA: Venice Auxiliary Pumping Plant Project Final EIR
SCH No. 2015111038

Plan Area: Venice

Related Cases: ZA-2017-3950-ZAA-1A;

DIR-2017-4173-CDP-SPP-1A; ZA-2017-3953-CU-1A

Council District: 11 – Bonin

**Last Day to Act: 05-06-22

Continued from: 03-10-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 3813 and 3817 South Esplanade; 133 and 139 East Hurricane Street

PROPOSED PROJECT:

Construction of a new two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 133 East Hurricane Street and 3813 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant; seven vehicle parking spaces and four bicycle parking spaces are provided offsite at 128 East Hurricane Street.

APPEAL:

An appeal of the November 18, 2021, Planning Director's Determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the construction of a two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 3813 and 3817 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant; eleven parking spaces are provided, located in the Dual Permit Jurisdiction area of the Coastal Zone;
3. Approved, pursuant to LAMC Section 14.00-B, an Alternative Compliance for a Public Benefit Project outlined in Section 14.00-A.6, for the construction, use, and maintenance of a public utility use and structure in the RW2-1 Zone;
4. Approved, Pursuant to LAMC Section 11.5.7 and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Project Permit Compliance Review for a Project located in the Venice Coastal Zone Plan area; and
5. Adopted the Conditions of Approval and Findings.

Applicant: City of Los Angeles, Department of Public Works
Representative: Jonathan Cuevas, City of Los Angeles, Department of Public Works - Bureau of Engineering (BOE)

Appellant: Michael and Genevieve Morrill-Borassi
Representative: Clare Bronowski, Glaser Weil

Staff: Elizabeth Gallardo, City Planner
elizabeth.gallardo@lacity.org
(213) 978-1297

9. [ZA-2017-3950-ZAA-1A](#) Council District: 11 – Bonin
CEQA: Venice Auxiliary Pumping Plant Project Final EIR **Last Day to Act: 05-06-22
SCH No. 2015111038 Continued from: 03-10-22
Plan Area: Venice
Related Cases: DIR-2017-4167-PUB-CDP-SPP-1A;
DIR-2017-4173-CDP-SPP-1A; ZA-2017-3953-CU-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 3813 and 3817 South Esplanade; 133 and 139 East Hurricane Street

PROPOSED PROJECT:

Construction of a new two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 133 East Hurricane Street and 3813 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant; seven vehicle parking spaces and four bicycle parking spaces are provided offsite at 128 East Hurricane Street.

APPEAL:

An appeal of the November 18, 2021, Zoning Administrator's Determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approved, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Adjustment to allow the encroachment of electrical equipment, four structures that are between six and a half and seven feet in height, within the rear yard setback; and
3. Adopted the Conditions of Approval and Findings.

Applicant: City of Los Angeles, Department of Public Works
Representative: Jonathan Cuevas, City of Los Angeles, Department of Public Works - Bureau of Engineering (BOE)

Appellant: Michael and Genevieve Morrill-Borassi
Representative: Clare Bronowski, Glaser Weil

Staff: Elizabeth Gallardo, City Planner
elizabeth.gallardo@lacity.org
(213) 978-1297

10. [DIR-2017-4173-CDP-SPP-1A](#)

CEQA: Venice Auxiliary Pumping Plant Project Final EIR
SCH No. 2015111038

Plan Area: Venice

Related Cases: ZA-2017-3953-CU-1A;

DIR-2017-4167-PUB-CDP-SPP-1A; ZA-2017-3950-ZAA-1A

Council District: 11 – Bonin

**Last Day to Act: 05-06-22

Continued from: 03-10-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 128 East Hurricane Street; 3913 South Esplanade West

PROPOSED PROJECT:

Construction of a new surface parking lot providing seven vehicle parking spaces and four bicycle parking spaces for the Venice Auxiliary Pumping Plant (3813 and 3817 South Esplanade), a new public art installation, and new landscaping.

APPEAL:

An appeal of the November 18, 2021, Planning Director's Determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approved, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the construction of surface parking lot providing seven vehicle parking spaces and four bicycle parking spaces for the Venice Auxiliary Pumping Plant (3813 and 3817 South Esplanade), a new public art installation, and new landscaping, located in the Dual Permit Jurisdiction area of the Coastal Zone;
3. Approved, pursuant to LAMC Section 11.5.7 and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Project Permit Compliance Review for a Project located in the Venice Coastal Zone Plan Area; and
4. Adopted the Conditions of Approval and Findings.

Applicant: City of Los Angeles, Department of Public Works
Representative: Jonathan Cuevas, City of Los Angeles, Department of Public Works - Bureau of Engineering (BOE)

Appellant: Michael and Genevieve Morrill-Borassi
Representative: Clare Bronowski, Glaser Weil

Staff: Elizabeth Gallardo, City Planner
elizabeth.gallardo@lacity.org
(213) 978-1297

11. [ZA-2017-3953-CU-1A](#)

CEQA: Venice Auxiliary Pumping Plant Project Final EIR
SCH No. 2015111038

Plan Area: Venice

Related Cases: DIR-2017-4173-CDP-SPP-1A;
DIR-2017-4167-PUB-CDP-SPP-1A; ZA-2017-3950-ZAA-1A

Council District: 11 – Bonin

**Last Day to Act: 05-06-22

Continued from: 03-10-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 128 East Hurricane Street; 3913 South Esplanade West

PROPOSED PROJECT:

Construction of a new surface parking lot providing seven vehicle parking spaces and four bicycle parking spaces for the Venice Auxiliary Pumping Plant (3813 and 3817 South Esplanade), a new public art installation, and new landscaping.

APPEAL:

An appeal of the November 18, 2021, Zoning Administrator's Determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approved, Pursuant to Section 12.24-W.37 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the construction, use, and maintenance of a public parking area in the RW2-1 Zone; and
3. Adopted the Conditions of Approval and Findings.

Applicant: City of Los Angeles, Department of Public Works
Representative: Jonathan Cuevas, City of Los Angeles, Department of Public Works - Bureau of Engineering (BOE)

Appellant: Michael and Genevieve Morrill-Borassi
Representative: Clare Bronowski, Glaser Weil

Staff: Elizabeth Gallardo, City Planner
elizabeth.gallardo@lacity.org
(213) 978-1297

12. [ZA-2021-9890-ZV-1A](#)

CEQA: ENV-2017-4735-MND

Plan Area: Central City North

Related Case: CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV- RDP-SPR

Council District: 14 – de León

**Last Day to Act: 04-28-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 719 – 725 East 5th Street

PROPOSED PROJECT:

Use and maintenance of a 42-room apartment hotel in the M2-2D Zone.

APPEAL:

An appeal of the March 17, 2022, Zoning Administrator's Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration (Case No. ENV-2017-4735-

- MND), as circulated on February 11, 2021, and the subsequent Erratum to the MND (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from LAMC Section 12.21 A.4 to allow an apartment hotel use with 42 rooms in the M2-2D Zone; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: Ralph Ziman, 721 East 5th Street, LLC
 Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

Appellants: Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) c/o Darien Key, Adams Broadwell Joseph & Cardozo

 UNITE HERE Local 11
 Representative: Jordan Sisson, Law Offices of Gideon Kracov

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

Christina Toy Lee, Associate Zoning Administrator

13. [CPC-2017-4734-GPA-ZC-HD-CUB-CUX-ZAA-ZV- RDP-SPR](#)
 CEQA: ENV-2017-4735-MND
 Plan Area: Central City North
 Related Case: ZA-2021-9890-ZV-1A

Council District: 14 – de León
 **Last Day to Act: 04-28-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 2053 – 2059 East 7th Street

PROPOSED PROJECT:

One-story addition to an existing, 14,910 square-foot, three-story hotel, and the construction, use, and maintenance of an attached, 15-story hotel with 103 guest rooms, resulting in a maximum height of 172 feet, five inches and a total floor area of 67,615 square feet, including 15,907 square feet of commercial floor area, including gallery, café, restaurant, and bar areas at the ground, 2nd, 3rd, 4th, 13th, 14th, 15th and rooftop levels. The existing hotel building would remain and would undergo structural alterations, tenant improvements, and a one-story addition.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration Case No. ENV-2017-4735-MND, and Erratum dated March 2022, (“Mitigated Negative Declaration”) and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Charter Sections 555, 556, and 558 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City North Community Plan to change the Community Plan land use designation from Heavy Manufacturing to Regional Center Commercial;
3. Pursuant to LAMC Sections 12.32 D and 12.32 Q, a Zone and Height District Change from M3-1-RIO to C2-2-RIO;

4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full-line of alcoholic beverages for on-site consumption in conjunction with in-room mini-bars, the ground floor lobby, art studio/gallery and bar, 2nd-3rd floor art gallery, 4th floor art gallery, café and bar, and the 13th and 15th floor restaurant and bar all with daily operating hours from 7:00 a.m. to 2:00 a.m. indoors and 7:00 a.m. to 11:00 p.m. outdoors and occasional live entertainment;
5. Pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to permit public dancing in conjunction with the operation of restaurants and/or bars in the C2 Zone;
6. Pursuant to LAMC Section 12.28 A, a Zoning Administrator's Adjustment to maintain an existing non-conforming four-foot western side yard setback for the 2nd and 3rd floors of the existing building; to allow a three-foot rear yard setback, in lieu of a 20-foot rear yard setback, for the hotel addition; and allow an 11-foot western side yard setback, in lieu of a 16-foot side yard setback for the hotel addition on the 5th through 15th floors;
7. Pursuant to LAMC Section 12.27, a Variance from LAMC Section 12.21 A.4 for zero on-site parking spaces in lieu of 56 parking spaces;
8. Pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance Review for development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO); and
9. Pursuant to LAMC Section 16.50, a Site Plan Review for a proposed hotel containing more than 50 guest rooms.

Applicant: Ralph Ziman, 1711 Lincoln, LLC.
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

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

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 12, 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 TTY-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.