

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, NOVEMBER 14, 2024, AFTER 8:30 A.M.  
LOS ANGELES CITY HALL  
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC11-14-24>) by Tuesday, November 12, 2024. Compliant Day of Hearing Submissions will be added to this drive.

**RACIAL EQUITY VALUE STATEMENT:**

*Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.*

Monique Lawshe, President  
Michael Newhouse, Vice President  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Martina Diaz, Commissioner  
Phyllis Klein, Commissioner  
Karen Mack, Commissioner  
Jacob Saitman, Commissioner  
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director  
Shana M. M. Bonstin, Deputy Director  
Haydee Urita-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

**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/82651226735> AND USE MEETING ID: 826 5122 6735 AND PASSCODE 113871.** Members of the public who wish to participate in the meeting and offer verbal public comment remotely 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 5122 6735** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 113871**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants and their Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**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 are to be emailed to [cpc@lacity.org](mailto: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](mailto: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. Day of Hearing Submissions are to be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org) and 15 hard copies must be submitted at the in-person meeting. 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](mailto: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 described in this notice, 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 online 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](mailto: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**

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 16, 2023 (2 Sets)

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

Presentations 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](mailto: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. 826 5122 6735** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 113871**.

#### 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 9.3, 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-2023-5532-ZC-HD-CU-SPR-WDI**  
CEQA: ENV-2023-5533-MND  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez  
Last Day to Act: 11-14-24

**PUBLIC HEARING** – Completed September 6, 2024

**PROJECT SITE:** 956 North Seward Street  
(936 – 962 North Seward Street and 949 – 959 North Hudson Avenue)

#### **PROPOSED PROJECT:**

Demolition of the existing approximately 40,000 square-foot film storage building and its associated parking lot and truck rental business and the construction of a seven-story storage building consisting of 127,868 square-feet of self-storage and 39,510 square-feet of temperature-controlled film and media storage, and 1,100 square-feet of leasing uses; resulting in a total floor area of 168,478 square-feet. The Project will have a height of 75 feet and a floor area ratio of 3:1. The Project proposes 47 automobile parking spaces provided on-site in a surface-level parking lot and 40 bicycle parking spaces would be provided on-site at ground level. Development of the Project would require the export of approximately 5,200 cubic yards of soil. The Project proposes the removal of three parkway trees and seven trees on-site. None of the existing trees on-site are protected tree species. The Project proposes a total of 47 trees (eight parkway and 35 on-site trees).

#### **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-2023-5533-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 Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from MR1-1 and R3-1 to (Q)M1-2D;
3. Pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to permit the construction, use, and maintenance of a storage building in the M1 Zone within 500 feet from an A or R Zone or residential use;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area; and
5. Pursuant to LAMC Section 12.37 I., a Waiver of Dedication and/or Improvements to waive the following dedications and improvements:
  - a. A waiver of the seven-foot dedication and street widening requirement for Seward Street;
  - b. A waiver of five feet of the seven-foot dedication and street widening requirement for Romaine Street; the Project proposes to dedicate two feet along Romaine Street for sidewalk widening; and
  - c. A waiver of the two-foot dedication and street widening requirement for Hudson Avenue.

**Applicant:** Baranof Holdings Land Development, LLC  
Representative: Edgar Khalatian, Mayer Brown LLP

**Staff:** Valentina Knox-Jones, City Planner  
[valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)  
(213) 978-1741

**6. VTT-83382-1A**

CEQA: ENV-2021-2232-EIR (SCH No. 2021110015)  
Plan Area: Central City North  
Related Case: CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR

Council District: 14 – de León  
Last Day to Act: 11-14-24

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2045 Violet Street (2030 – 2060 East 7th Street; 715 – 829 East Santa Fe Avenue;  
2016 – 2040 and 2023 – 2043 East 7th Place; 2017 – 2051 Violet Street)

**PROPOSED PROJECT:**

Vacation and merger of portions of 7th Place and the easterly public alley into the subject property; re-subdivision of the subject property into four ground lots; and a Haul Route for the export of up to 144,000 cubic yards of soil.

**APPEAL:**

An appeal of the Deputy Advisory Agency's determination dated August 29, 2024, which:

1. Pursuant to California Public Resources Code (PRC) Sections 21082.1(c) and 21801.6, the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2021-2232-EIR (SCH No. 2021110015), dated June 2023, the Final EIR, dated May 2024, and Erratum dated August 2024 (Violet Street Creative Office Campus Project EIR), as well as the whole of the administrative record; and

**CERTIFIED** the following:

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

**ADOPTED** the following:

- a. The related and prepared Violet Street Creative Office Campus Project EIR Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the Violet Street Creative Office Campus Project EIR.
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 83382 (stamped map, dated February 20, 2024), for the vacation and merger of portions of 7th Place and the Easterly Public Alley into the subject property; re-subdivision of the subject property into four ground lots; and a Haul Route for the export of up to 144,000 cubic yards of soil; and
  3. Adopted the Conditions of Approval and Findings.

**Applicant:** AI Violet, LLC and AI Violet B2, LLC  
Representative: Jonathan Lonner, Burns and Bouchard, Inc.

**Appellant:** Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA)  
Representative: Kelilah Federman, Adams Broadwell Joseph & Cardozo

**Staff:** Rey Fukuda, City Planning Associate  
[rev.fukuda@lacity.org](mailto:rev.fukuda@lacity.org)  
(213) 847-3686

**7. [CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR](#)**

Council District: 14 – de León  
Last Day to Act: 11-14-24

CEQA: ENV-2021-2232-EIR (SCH No. 2021110015)  
Plan Area: Central City North  
Related Case: VTT-83382-1A

**PUBLIC HEARING** – Completed June 26, 2024

**PROJECT SITE:** 2045 Violet Street (2030 – 2060 East 7th Street; 715 – 829 East Santa Fe Avenue;  
2016 – 2040 and 2023 – 2043 East 7th Place; 2017 – 2051 Violet Street)

**PROPOSED PROJECT:**

The Violet Street Creative Office Campus Project (Project) is for the redevelopment and expansion of an existing office campus on an approximately 6.3-acre site. New construction includes a 13-story, 450,599-square-foot building comprised of 435,100 square feet of office uses, 15,499 square feet of ground floor retail and/or restaurant uses, and four subterranean and three above-grade levels of parking, which would require the demolition of warehouse and office uses and associated surface parking, all located on the southwest portion of the Project Site (known as Lot 1). In addition, a Future Campus Expansion Phase could allow for up to 211,201 square feet of additional office and restaurant uses, which would require the demolition of an existing office building, located at the corner of Violet Street and Santa Fe Avenue. The existing Warner Music Group Building (originally the Ford Factory Building, a designated historic resource) and an existing five-story parking structure would be retained as part of the Project.

**REQUESTED ACTIONS:**

1. Pursuant to California Public Resources Code (PRC) Sections 21082.1(c) and 21081.6, the decision-maker shall consider the information contained in the EIR prepared for the Project, which includes the Draft EIR, No. ENV-2021-2232-EIR (SCH No. 2021110015), dated June 2023, the Final EIR, dated May 2024, and Erratum dated August 2024 (Violet Street Creative Office Campus Project EIR), as well as the whole of the administrative record;
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 Central City North Community Plan to change the land use designation for Lot 1 of the Project Site from Heavy Industrial to Regional Commercial;
3. Pursuant to the Los Angeles City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Transportation Element of the General Plan (Mobility Plan 2035) to reclassify 7th Place along the Project Site frontage from a Collector Street to a Standard Local Street;
4. Pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change and Height District Change from the M3-1-RIO Zone to the (T)(Q)C2-2-RIO Zone for Lot 1 of the Project Site;
5. Pursuant to LAMC Section 12.24 W.19, a Vesting Conditional Use Permit to allow floor area averaging in a Unified Mixed-Use Development within a C or M Zone;
6. Pursuant to LAMC Section 12.27, a Zone Variance to permit vehicular access to a loading zone from a public street and not the adjacent alleyway; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of more than 50,000 square feet of non-residential floor area.

**Applicant:** AI Violet, LLC and AI Violet B2, LLC  
Representative: Jonathan Lonner, Burns and Bouchard, Inc

**Staff:** Rey Fukuda, City Planning Associate  
[rev.fukuda@lacity.org](mailto:rev.fukuda@lacity.org)  
(213) 847-3686



8. [VTT-74549-1A](#)

Council District: 14 – de León

Last Day to Act: 11-15-24

CEQA: ENV-2016-3727-EIR (SCH No. 2018021069)

Plan Area: Central City North

Related Case: CPC-2016-3726-GPA-VZC-HD-MCUP-DB-SPR

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1100 East 5th Street and 506 – 530 South Seaton Street

**PROPOSED PROJECT:**

Merger of eight lots into one ground lot for residential and commercial condominium purposes; a waiver of dedications and a request for non-standard improvements along 5th Street and Seaton Street; and a Haul Route for the export of up to 81,000 cubic yards of soil.

**APPEAL:**

An appeal of the Deputy Advisory Agency's determination dated August 30, 2024, which:

1. Pursuant to California Public Resources Code (PRC) Sections 21081.6 and 21082.1(c), the Advisory Agency has reviewed and considered the information contained in the EIR prepared for this Project, which includes the Draft EIR, No. ENV-2016-3727-EIR (SCH No. 2018021069), dated January 2024, and the Final EIR, dated July 2024 (1100 E. 5th Street Project EIR), as well as the whole of the administrative record; and

**CERTIFIED** the following:

- a. The 1100 E. 5th Street Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 1100 E. 5th Street Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 1100 E. 5th Street Project EIR reflects the independent judgment and analysis of the lead agency.

**ADOPTED** the following:

- a. The related and prepared 1100 E. 5th Street Project EIR Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the 1100 E. 5th Street Project EIR.
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 74549 (stamped map, dated September 28, 2016) for the merger of eight lots into one ground lot for residential and commercial condominium purposes; a waiver of dedications and a request for non-standard improvements along 5th Street and Seaton Street; and a Haul Route for the export of up to 81,000 cubic yards of soil; and
  3. Adopted the Conditions of Approval and Findings.

**Applicant:** WW-5th & Seaton LLC, XF-5th & Seaton, LLC  
Representative: Edgar Khalatian, Mayer Brown, LLP

**Appellant:** Supporters Alliance for Environmental Responsibility (SAFER)  
Representative: Brian Flynn, Lozeau Drury LLP

**Staff:** Bob Babajian, Planning Assistant  
[bob.babjian@lacity.org](mailto:bob.babjian@lacity.org)  
(213) 978-1305

9. [CPC-2016-3726-GPA-VZC-HD-DB-MCUP-SPR](#)  
CEQA: ENV-2016-3727-EIR (SCH No. 2018021069)  
Plan Area: Central City North  
Related Case: VTT-74549-1A

Council District: 14 – de Leon  
Last Day to Act: 11-15-24

**PUBLIC HEARING** – Completed August 7, 2024

**PROJECT SITE:** 1100 East 5th Street and 506 – 530 South Seaton Street

**PROPOSED PROJECT:**

The 1100 E. 5th Street Project (Project) proposes the demolition of three existing warehouse buildings and a surface parking lot for the construction of an eight-story, mixed-use building comprised of 220 live/work units (of which 11 percent, or 25 units, would be deed-restricted for Very Low Income [VLI] households), up to 46,548 square feet of commercial uses, and three subterranean parking levels. The Project would total 249,758 square feet of floor area on a 1.2-acre site, resulting in a Floor Area Ratio (FAR) of 4.75:1. The Project includes a development option that provides the flexibility to replace 20 live/work units with an additional 17,765 square feet of commercial uses, with no other changes to the scope of the Project.

**REQUESTED ACTIONS:**

1. Pursuant to California Public Resources Code (PRC) Sections 21082.1(c) and 21081.6, the decision-maker shall consider the information contained in the EIR prepared for the Project, which includes the Draft EIR, No. ENV-2016-3727-EIR (SCH No. 2018021069), dated January 2024, the Final EIR dated June 2024, and the Erratum dated October 2024 (1100 E. 5th Street Project EIR), as well as the whole of the administrative record;
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 Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Commercial;
3. Pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change and Height District Change from the M3-1-RIO Zone to the (T)(Q)C2-2-RIO Zone;
4. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for up to four establishments;
5. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project setting aside 11 percent (25 units) of the proposed density for VLI households for a period of 55 years, and with the following requested On-Menu Incentives and Waiver of Development Standards:
  - a. An On-Menu Incentive to allow a 20 percent reduction in the required amount of open space;
  - b. An On-Menu Incentive to allow a 10 percent reduction in the easterly side yard setback, for a setback of 10 feet in lieu of the otherwise required 11 feet at the lowest residential level;
  - c. A Waiver of Development Standards to allow a 24 percent reduction in the southerly rear yard setback, for a setback of 15 feet, three inches in lieu of the otherwise required 20 feet at the lowest residential level; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units.

**Applicant:** WW-5th & Seaton LLC, XF-5th & Seaton, LLC  
Representative: Edgar Khalatian, Mayer Brown, LLP

**Staff:** Bob Babajian, Planning Assistant  
[bob.babjian@lacity.org](mailto:bob.babjian@lacity.org)  
(213) 978-1305

10. [DIR-2023-4545-TOC-SPR-VHCA-1A](#)  
CEQA: ENV-2023-4546-CE  
Plan Area: Wilshire

Council District: 10 – Hutt  
Last Day to Act: 11-18-24

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 638 South Berendo Street (3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289 West Wilshire Boulevard, 638, 642, and 646 South Berendo Street)

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new, eight-story, 86,700 square-foot residential building with 163 dwelling units of which 18 dwelling units (11 percent of the proposed density) will be set aside for Extremely Low Income (ELI) Households. The building will be constructed with seven residential levels above one ground floor level of residential lobby and parking and one subterranean level of parking. The Project will provide a total of 39 automobile parking spaces and 118 bicycle parking spaces (107 long-term spaces and 11 short-term spaces).

**APPEAL:**

A partial appeal of the August 16, 2024, Director of Planning's determination, specifically the Site Plan Review, which:

1. Determined, 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. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Tier Four Transit Oriented Communities (TOC) housing development project consistent with the Transit Oriented Communities Affordable Housing Incentive Program with a total of 163 dwelling units, including 18 dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three additional incentives:
  - a. Yard/Setbacks. A front yard setback which aligns with the facade of the northern adjoining building and a 35 percent reduction in the northern rear yard setback;
  - b. Averaging. Permit averaging of Floor Area Ratio, Density, Parking, Open Space and permitting Vehicular Access; and
  - c. Open Space. A reduction in open space by up to 25 percent otherwise required;
3. Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units; and
4. Adopted the Conditions of Approval and Findings.

**Applicant:** Scott Dobbins, 3275 Wilshire LP  
Representative: Jim Ries, Craig Lawson & Co. LLC

**Appellant:** Supporters Alliance for Environmental Responsibility (SAFER)  
Representative: Hayley Uno, Lozeau Drury LLP

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



The next special meeting of the City Planning Commission  
will be held on **Thursday, November 21, 2024 after 8:30 a.m.**

Van Nuys City Hall  
Council Chamber, 2nd Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

**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 Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

**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 other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at [cpc@lacity.org](mailto: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 detailed 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 Communications Assistant (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.