

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 25, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC2-25-21>) by February 22, 2021
Compliant Day of Submissions will be added to this drive as they are received**

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

Vincent P. Berton, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the City Planning Commission meeting will be conducted using zoom webinar and telephonically.

CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.

**YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: (<https://planning-lacity-org.zoom.us/j/81393861347>)
AND USE **MEETING ID: 813 9386 1347** AND **MEETING PASSCODE: 034607.****

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. 813 9386 1347** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 034607.**

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
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – January 14, 2021; January 14, 2021 (Special Meeting); January 28, 2021

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 813 9386 1347** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 034607**.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (5a)**

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

5a. **CPC-2019-6799-CU-WDI**

CEQA: ENV-2020-6800-CE

Plan Area: Westchester – Playa Del Rey

Council District: 11 – Bonin

Last Day to Act: 02-25-21

PUBLIC HEARING – Completed January 19, 2021

PROJECT SITE: 5200 West 83rd Street (5200 – 5250 West 83rd Street)

PROPOSED PROJECT:

Tenant improvements in conjunction with the conversion of an existing 8,225 square-foot two-story office and warehouse into a private school (Sterling West) serving grades 3 through 12 with a maximum enrollment of 25 students. The school will have nine classrooms, a multi-purpose/lunch area, an indoor recreation room/gym, a teacher's lounge, administrative offices, and a student store. The existing surface parking lot will be restriped with 10 parking spaces and improved landscaping. There will be approximately 20 bicycle parking stalls installed. No additional floor area is proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, 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.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow the establishment of a new private charter school (Sterling West) serving grades 3 through 12 in the M2-1 Zone;
3. Pursuant to LAMC Section 12.24 S, a Conditional Use to allow changes to the parking requirements not to exceed 20 percent as otherwise required by LAMC Section 12.21.A.4; and
4. Pursuant LAMC Section 12.37 I, a Waiver of Dedication and Improvement to waive a dedication of three-feet along 83rd Street.

Applicant: Jim Fry, One School Global Los Angeles
Representative: Nick Leathers, Crest Real Estate

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

6. **CPC-2020-0595-DB-CU**

CEQA: ENV-2020-0597-CE

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 02-27-21

Continued from: 01-28-21

PUBLIC HEARING – Completed December 14, 2020

PROJECT SITE: 1432 – 1434 South Beverly Drive

PROPOSED PROJECT:

Demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot, 15-unit apartment building reserving two units for Very Low Income households. The Project will include 22 parking spaces between an at-grade and subterranean level.

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 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 (57.5 percent) is greater than the maximum permitted by LAMC Section 12.22 A.25; and
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus for a Housing Development with a total of 15 units (with two units – 20 percent of the base density set aside for Very Low Income Households) in lieu of the base density of nine units, along with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Incentive to permit a 22 percent increase in Floor Area Ratio (FAR) from 3:1 to 3.65:1;
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), the following Off-Menu Incentives:
 - i. to permit a 22-foot height increase from 45 feet to 67 feet; and
 - ii. to permit a 30 percent side yard reduction from nine feet to six feet, four inches;
 - c. Pursuant to LAMC Sections 12.22 A.25(g)(3), the following Off-Menu Waivers of Development Standards:
 - i. to permit a reduction in the number of parking spaces from 26 to 22 spaces;
 - ii. to permit a reduction in the number of standard parking spaces from 15 to 14 spaces;
 - iii. to permit a reduction in the number of guest parking spaces from four to zero spaces; and
 - iv. to permit open space provided above the first habitable room level.

Applicant: Ben Kohanteb, Ben and Lili Kohanteb Trust
Representative: Gary Benjamin, Alchemy Planning + Land Use

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

7. [CPC-2007-3888-CU-ZV-SPR-PA1-1A](#)
CEQA: ENV-2020-2426-CE
Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Martinez
Last Day to Act: 02-25-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 9227 North Tujunga Avenue; 9055 – 9351 North Tujunga Avenue

PROPOSED PROJECT:

An approval of plans to modify conditions related to improvements associated with Peoria Street and Tujunga Avenue which will no longer be relevant once those portions of the street are vacated. Currently, these portions of the streets are not being used for traffic or circulation, and rather have been the site of illegal dumping activity and truck idling. Modification of these conditions would allow the Applicant to proceed with all previously approved conditions and receive a final Certificate of Occupancy to complete the project as intended. There are no other changes to the previously approved project.

APPEAL:

An appeal of the August 12, 2020, Planning Director’s Determination on behalf of the City Planning Commission 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 15301, Class 1, 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 12.24 M of the Los Angeles Municipal Code (LAMC), a Plan Approval application for the Determination of Condition Compliance in accordance with Condition No. A.17.g. of Case No. CPC-2007-3888-CU-ZV-SPR, and find that the use and operating requirements for vehicle replacement and retrofitting (as noted on Condition No. 16.d) have been fully complied with;
3. Conditionally Approved, pursuant to LAMC Section 12.24 M, plans to permit a Recycling Materials Sorting Facility in the M2-1-G, M3-1-G, [T][Q]M2-1-G, [T][Q]M3-1-G Zones in relation to the temporary closure and future vacation of Peoria Street and Tujunga Avenue; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Douglas Corcoran, Waste Management Recycling and Disposal Services of California, Inc.
 Representative: Dana Sayles, three6ixty

Appellants: Ernest R. Lenthall, Newman and Sons, Inc.
 Representative: R. Nicolas Brown, SATT, LLC

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
 (213) 978-1486

8. [DIR-2019-4821-TOC-1A](#)
 CEQA: ENV-2019-4822-CE
 Plan Area: Wilshire

Council District: 5 – Koretz
 Last Day to Act: 02-25-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 412 – 418 South Robertson Boulevard

PROPOSED PROJECT:

Demolition of an existing one-story commercial building for the construction, use, and maintenance of a four-story mixed-use structure over three levels of subterranean parking. The Project proposes a total of 38 apartment units, including four units reserved for Extremely Low-Income Households, and 34 market-rate units. The unit mix will consist of 34 studio units, three one-bedroom units, and one two-bedroom unit. The building will be a maximum of 56 feet in height, measured from the grade to the top of the parapet. The proposed building will contain approximately 17,033 square feet of residential floor area and 4,078 commercial floor area for a total floor area of 21,111 square feet, with a floor area ratio (FAR) of 2.74:1. The Project proposes to provide 28 residential vehicular parking spaces and 18 commercial vehicular parking spaces located within the ground floor and two subterranean levels. The Project also proposes 36 long-term bicycle parking spaces at the mezzanine level and five short-term bicycle parking spaces in the public right-of-way at the street level along Robertson Boulevard. The Project will provide a total of 3,077 square feet of open space, in lieu of the 3,825 square feet as otherwise required according LAMC Section 12.21 G. The 3,077 square feet of open space is located on the rooftop deck.

APPEAL:

An appeal of the September 18, 2020, 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 (Urban In-Fill Development) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding 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), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program

Compliance Review for a qualifying Tier 1 project, totaling 38 dwelling units, reserving four units for Extremely Low Income Household occupancy for a period of 55 years, with the following Additional Incentives:

- a. Height. An 11-foot increase in the building height, permitting 56 feet in lieu of the maximum permitted three stories and height of 45 feet per the [Q]C2-1VL-O Zone;
 - b. Side Yard Setback. A reduction to the southerly side yard setback to permit five feet, in lieu of the minimum seven feet as otherwise required in the [Q]C2-1VL-O Zone; and
 - c. Open Space. A 20 percent reduction in the usable open space to require a minimum of 3,060 square feet in lieu of the minimum 3,825 square feet as otherwise required by LAMC Section 12.21 G.2; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Abraham Ebbie Soroudi, 412 South Robertson Blvd LLC
Representative: Shapour Shajirat, DCC

Appellants: Mahyar Barin, Premier South Robertson
Leon Smith

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

9. [CPC-2019-7393-CA](#) Council District: 11 – Bonin; 15 – Buscaino
CEQA: ENV-2019-7394-ND Last Day to Act: N/A
Plan Area: Brentwood – Pacific Palisades; Venice;
Palms – Mar Vista – Del Rey; Westchester – Playa Del Rey;
San Pedro; Wilmington – Harbor City

PUBLIC HEARING – Completed July 8, 2020

PROJECT SITE:

The Project area includes the Coastal Zone Area located within the Brentwood – Pacific Palisades, Venice, Palms – Mar Vista – Del Rey, Westchester – Playa Del Rey, San Pedro and Wilmington – Harbor City Community Plans in the City of Los Angeles.

PROPOSED PROJECT:

An ordinance to add a code section to the Los Angeles Municipal Code (LAMC) to implement California Government Code Section 65590-65590.1, also known as the Mello Act. The Mello Act seeks to preserve and expand the number of affordable dwelling units in the Coastal Zone in the State of California. The ordinance replaces the process and project review requirements of existing Interim Administrative Procedures (IAP) for projects that result in demolition, loss, or conversion of Residential Units and/or the development of new Residential Units in the Coastal Zone. The ordinance will also establish the Coastal Zone Affordable Housing Trust Fund to allow in lieu fees related to the Mello Act.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-7394-ND (“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 Section 12.32 of the Los Angeles Municipal Code, recommend approval of the Mello Act Ordinance (Exhibit B);
3. Direct staff to make any ongoing technical and consistency refinements as necessary in consultation with the City Attorney;
4. Adopt the staff report as the Commission report on the subject; and

5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Christine Saponara, Senior City Planner
christine.saponara@lacity.org
(213) 978-1363

10. **CPC-2015-3059-CA**

CEQA:
Plan Area: Citywide

Council District: ALL
Last Day to Act: 05-17-21

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED PROJECT:

Comprehensive revision and consolidation of Citywide sign regulations into one section within the City's Zoning Code aimed at updating the existing regulations and processes for both on-site and off-site signs in response to instructions adopted by Council in 2019 and building on the 2017 version. In response to Council instruction, the Ordinance primarily addresses off-site sign exceptions and includes the introduction of a Tier 3 Sign District with distinct regulations, defines "Billboard Blighted" areas, establishes an equitable distribution of blight reduction, defines public land, establishes a citywide cap on off-site signs under a relocation agreement, and prioritizes relocation agreements on public land and phases in allowances for private property.

REQUESTED ACTIONS:

1. Recommend that the City Planning Commission recommend the proposed ordinance (Exhibit A) for adoption with removal of Tier 3 Sign Districts and all related provisions to preclude relocation agreements for off-site signs on private property;
2. Recommend that the City Council direct staff to prepare an Initial Study to assess the effect of the proposed ordinance on the environment;
3. Direct staff to make any ongoing technical and consistency refinements as necessary in consultation with the City Attorney;
4. Adopt the staff report as the Commission report on the subject; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Andrew Pennington, Planning Assistant
andrew.pennington@lacity.org
(213) 978-1395

The next meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, March 11, 2021**

Notice to paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

**Reasonable Accommodations Consistent with Federal and State Law and
California Governor's Executive Order N-29-20**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate

on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, your request should be received no later than three working days (72 hours) in advance of the need. For more information please call the Commission Executive Assistant at (213) 978-1299 or by e-mail at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice 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.