

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 24, 2022 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentation will be made available here (<https://tinyurl.com/CPC2-24-22>) by Tuesday, February 22, 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
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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 February 24, 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/86925007543>)
AND USE MEETING ID: 869 2500 7543 AND MEETING PASSCODE: 208756.**

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. 869 2500 7543** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 208756**.

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
- Meeting Minutes – January 27, 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. 869 2500 7543** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 208756**.

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-2018-6693-GPA-SP-SPP**

CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046

Plan Area: Central City

Related Cases: VTT-82421; ZA-2009-3289-PAB-PA1;

ZA-2016-1381-PAB-PA1; DIR-2008-2279-SPP-M3

Council District: 9 – Price; 14 – de León

**Last Day to Act: 03-18-22

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: Los Angeles Sports and Entertainment District (LASED)

Hotel and Conference Center Expansion Development Site (Development Sites 1, 1a, 1b of the LASED): 1005 – 1015 West Chick Hearn Court; 1015 South Georgia Street; 1000 West Olympic Boulevard

PROPOSED PROJECT:

The JW Marriott Hotel and Conference Center Expansion Project involves the construction and operation of a 37-story hotel tower with 861 guest rooms hotel tower and 9,900 square feet of ground-floor hotel-related retail and restaurant uses, and a five-story podium with a 228,200-square-foot conference center and with parking, all above three subterranean levels of parking and ancillary hotel uses on the southern 3.1-acre portion (Development Sites 1a and 1b of the LASED) of a 6.5-acre lot (Development Sites 1, 1a, 1b of the LASED). The Hotel and Conference Center Expansion Project would require the partial demolition and structural alterations to the existing on-site Olympic West Parking Structure, the removal of existing freeway-facing signage, installation of new signage, and up to two new pedestrian bridges over a private drive connecting the existing conference center with the conference center expansion. In addition, alcohol approvals would be modified for the existing JW Marriott/Ritz Carlton and Regal Cinemas (Development Sites 1 and 2 of the LASED), and signage approvals would be modified for the property at 1011 South Figueroa Street (Development Site 3) to convert an existing Wall Sign to an Electronic Message Display in the same location.

In order to develop the Hotel and Conference Center Expansion Project, LASED Specific Plan amendments are requested, including: (1) permitting hotel uses on Development Sites 1a and 1b; (2) converting 231,564 square feet of office floor area permitted within Development Site 12 to 851 hotel guest rooms in accordance with the Specific Plan; (3) removing 10 hotel guest rooms in the existing JW Marriott Hotel on Development Site 2 and transferring those rooms to the Hotel and Conference Center Expansion; (4) reallocating an additional 332,136 square feet of office floor area from Development Site 12 to hotel floor area in accordance with the Specific Plan and allocating 14,700 square feet of Convention Center Expansion Use floor area to the Hotel

Expansion; (5) increasing the maximum allowable tower height in the Olympic West Subarea (Development Sites 1a and 1b) from 150 feet to 420 feet above existing grade; (6) reducing parking requirements for the Olympic West and Olympic East Subareas, as well as Crypto.com Arena; (7) modifying certain signage provisions; (8) modifying a limited number of LASED Specific Plan development standards and procedures; and (9) modifying standards for a street vacation for the Eleventh Street Pedestrian Area (Chick Hearn Court between Figueroa Street and Georgia Street).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2000-3577-EIR (SCH No. 2000091046), certified on September 2001, and adopt the Addendum and Joint Analysis dated December 2021;
2. Pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Transportation Element of the General Plan (Mobility Plan 2035) and the Central City Community Plan to redesignate the following: the portion of Chick Hearn Court, between Figueroa Street to Georgia Street, from a Modified Collector Street to Local Street designation;
3. Pursuant to LAMC Section 11.5.7 G, a Specific Plan Amendment to the LASED Specific Plan (Ordinance No. 174,224); and
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to construct Convention Center Expansion Uses, including a hotel and conference center, on Development Sites 1a and 1b within the LASED, including a Transfer of Floor Area from Development Site 12 to Development Site 1a, an Equivalency Transfer of permitted Office floor area to Hotel guest rooms, and a ten percent reduction in required parking for the Project and all existing uses within the Olympic West and Olympic East Subareas, as well as Crypto.Com Arena.

Applicant: Ted Fikre, L.A. Arena Land Company, LLC
Representative: David Goldberg, Armbruster, Goldsmith & Delvac LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

8. [ZA-2009-3289-PAB-PA1](#) Council District: 9 – Price
CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046 **Last Day to Act: 03-18-22
Plan Area: Central City
Related Cases: VTT-82421; ZA-2016-1381-PAB-PA1;
DIR-2008-2279-SPP-M3; CPC-2018-6693-GPA-SP-SPP

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1005 – 1015 West Chick Hearn Court

PROPOSED PROJECT:

(As stated in Item No. 07 under Case No. CPC-2018-6693-GPA-SP-SPP)

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2000-3577-EIR (SCH No. 2000091046), certified on September 2001, and adopt the Addendum and Joint Analysis dated December 2021; and
2. Pursuant to Section 12.24 M of the Los Angeles Municipal Code and Section 12 of the LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at the JW Marriott/Ritz Carlton Hotel to include the new hotel tower and expanded conference facilities.

Applicant: Ted Fikre, L.A. Arena Land Company, LLC
Representative: David Goldberg, Armbruster, Goldsmith & Delvac LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

9. [ZA-2016-1381-PAB-PA1](#) Council District: 9 – Price
CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046 **Last Day to Act: 03-18-22
Plan Area: Central City
Related Cases: VTT-82421; ZA-2009-3289-PAB-PA1;
DIR-2008-2279-SPP-M3; CPC-2018-6693-GPA-SP-SPP

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1000 West Olympic Boulevard

PROPOSED PROJECT:

(As stated in Item No. 07 under Case No. CPC-2018-6693-GPA-SP-SPP)

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2000-3577-EIR (SCH No. 2000091046), certified on September 2001, and adopt the Addendum and Joint Analysis dated December 2021; and
2. Pursuant to Section 12.24 M of the Los Angeles Municipal Code and Section 12 of the LASED Specific Plan, a Plan Approval to expand the Alcohol Use Approval at Regal Cinemas at LA Live from the sale and dispensing of beer and wine for on-site consumption to the sale and dispensing of a full line of alcoholic beverages for on-site consumption.

Applicant: Ted Fikre, L.A. Arena Land Company, LLC
Representative: David Goldberg, Armbruster, Goldsmith & Delvac LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

10. [DIR-2008-2279-SPP-M3](#) Council District: 9 – Price
CEQA: ENV-2000-3577-EIR-ADD8; SCH No. 2000091046 **Last Day to Act: 03-18-22
Plan Area: Central City
Related Cases: VTT-82421; ZA-2009-3289-PAB-PA1;
ZA-2016-1381-PAB-PA1; CPC-2018-6693-GPA-SP-SPP

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1011 South Figueroa Street

PROPOSED PROJECT:

(As stated in Item No. 07 under Case No. CPC-2018-6693-GPA-SP-SPP)

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2000-3577-EIR (SCH No. 2000091046), certified on September 2001, and adopt the Addendum and Joint Analysis dated December 2021; and

2. Pursuant to Section 11.5.7 D of the Los Angeles Municipal Code and Section 16 of the LASED Specific Plan, a Modification of a Specific Plan Sign Application Compliance for the conversion of a wall sign (Sign A9/A10) to an Electronic Message Display on the northeast corner of Building A (1011 South Figueroa Street).

Applicant: Ted Fikre, L.A. Arena Land Company, LLC
Representative: David Goldberg, Armbruster, Goldsmith & Delvac LLP

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

11. [CPC-2019-4572-GPA-VZC-HD-SP-SN](#) Council District: 9 – Price
CEQA: ENV- ENV-2011-0585-EIR-ADD1; SCH No. 2011031049 **Last Day to Act: 03-18-22
Plan Area: Central City

PUBLIC HEARING – Completed January 19, 2022

PROJECT SITE: 1201 South Figueroa Street (1111 – 1301 South Figueroa Street;
1206 West Pico Boulevard; 1211 West Pico Boulevard;
1260 South LA Live Way; 740 – 1110 Chick Hearn Court;
751 West 12th Street; Assessor Parcel Number (APN)
5138016908, and APN 5138016909)

PROPOSED PROJECT:

The Convention Center Expansion and Modernization Project involves a 700,000 square-foot expansion of the Los Angeles Convention Center, modernization of the existing Convention Center buildings and campus, and other improvements. The Project would involve the construction and operation of a New Hall building which would connect the existing South and West Halls over Pico Boulevard. The New Hall building would be comprised of a new exhibit hall; meeting rooms; a multi-purpose hall; and pre-function/lobby, support, and food service spaces. The New Hall building height would vary from 92 feet to a maximum of 150 feet, which would not exceed the height of the existing 165-foot South Hall Lobby Tower. The Project would also include the renovation of the existing Concourse Building and South Hall, as well as the partial demolition of the South Hall to connect to the New Hall building. Other improvements include: 1) construction of a new West Hall lobby, which may include an elevated pedestrian bridge linking the lobby to the adjacent off-site JW Marriott Hotel Expansion 2) renovation of Gilbert Lindsey Plaza; 3) development of Pico Passage, where portions of the New Hall would be constructed above Pico Boulevard; 4) demolition of the existing Bond Street surface lot and construction of a new parking garage at Bond Street, with an elevated driveway bridge connecting to the existing Cherry Street garage; 5) additional landscape, streetscape and circulation improvements; and 6) implementation of a comprehensive signage program. No physical changes are proposed for the on-site Crypto.Com Arena building. The expansion combined with existing on-site development would result in a total of up to 3,050,000 square feet of floor area on the 68-acre site.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Convention and Event Center Project Environmental Impact Report No. ENV-2011-0585-EIR, certified in October 2012; and adopt the Addendum and Joint Analysis dated December 2021;
2. Pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a City-Initiated General Plan Amendment to the Central City Community Plan to modify Footnote No. 15 to identify the Convention Center and Arena (CCA) Zone as a corresponding zone to the Public Facilities General Plan Land Use designations;

3. Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from PF-4D-O and C2-4D-O to CCA-O-SN in connection with the Convention Center and Arena Specific Plan (formerly the Convention and Event Center Specific Plan);
4. Pursuant to LAMC Section 11.5.7 G, an Amendment to the Convention and Event Center Specific Plan (Ordinance No. 182,282), which is to be renamed Convention Center and Arena Specific Plan; and
5. Pursuant to LAMC Section 12.32 S, an Amendment to the Convention and Event Center Sign District (Ordinance No. 182,281), which is to be renamed Convention Center and Arena Sign District.

Applicant: Doane Liu, City of Los Angeles City Tourism Department
 Representative: Kevin Rieger, AEG Plenary Conventions Los Angeles, LLC

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
 (213) 847-3637

12. [VTT-80315-1A](#) Council District: 1 – Cedillo
 CEQA: ENV-2018-177-EIR; SCH No. 2018051043 **Last Day to Act: 02-24-22
 Plan Area: Central City North
 Related Case: CPC-2018-176-DB-BL-VCU-CU-MCUP-DD-SPR

PUBLIC HEARING REQUIRED

PROJECT SITE: 1111 – 1115 West Sunset Boulevard

PROPOSED PROJECT:

Merger and resubdivision of an approximately six-acre site into one master lot and 17 airspace lots, including merging portions of Beaudry Street (3,290 square feet) and the Beaudry pedestrian triangle (3,808 square feet); and a Haul Route for the export of up to 472,000 cubic yards of soil.

APPEAL:

An appeal of the January 7, 2022 Deputy Advisory Agency’s determination which:

1. The Advisory Agency reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for this Project, which includes the Draft EIR, Case No. ENV-2018-177 EIR (State Clearinghouse No. 2018051043), dated March 2021, the Final EIR dated November 2021, and the Erratum dated December 2021 (1111 Sunset Project EIR), as well as the whole of the administrative record; and

CERTIFIED the following:

- a. The 1111 Sunset Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 1111 Sunset Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 1111 Sunset Project EIR reflects the independent judgement and analysis of the lead agency;

ADOPTED the following:

- a. The related and prepared 1111 Sunset Project EIR Environmental Findings;
- b. The Statement of Overriding Considerations; and
- c. The Mitigation Monitoring Program prepared for the 1111 Sunset Project EIR; and
2. Conditionally Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 80315, (stamped map, dated December 2, 2021) for the merger and resubdivision of an approximately six-acre site into one master lot and 17 airspace lots, including merging portions of Beaudry Street (3,290 square feet) and the Beaudry pedestrian triangle (3,808 square feet); and a Haul Route for the export of up to 472,000 cubic yards of soil.

Applicant: Brian Falls, 1111 Sunset Blvd., LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Appellant: Supporters Alliance for Environmental Responsibility
Representative: Rebecca Davis, Lozeau Drury LLP

Staff: Kathleen King, City Planner
kathleen.king@lacity.org
(213) 847-3624

13. **CPC-2018-176-DB-BL-VCU-CU-MCUP-DD-SPR**
CEQA: ENV-2018-177-EIR; SCH No. 2018051043
Plan Area: Central City North
Related Case: VTT-80315-1A

Council District: 1 – Cedillo
**Last Day to Act: 02-24-22

LIMITED PUBLIC HEARING REQUIRED

PROJECT SITE: 1111 – 1115 West Sunset Boulevard

PROPOSED PROJECT:

The 1111 Sunset Project (Project) is a multi-building, mixed use development with up to 1,019,034 square feet of new floor area on an approximate 6.19 acre site, with a maximum of 994,982 square feet of habitable floor area. The Project proposes two development scenarios: The Mixed-Use Development Scenario and the No-Hotel Development Scenario. Under the Mixed-Use Development Scenario, up to 737 residential units (including up to 76 Very Low-Income units), 180 hotel guest rooms, 48,000 square feet of office, and 95,000 square feet of general commercial floor area would be constructed. Under the No-Hotel Development Scenario, up to 827 residential units (including up to 76 Very Low-Income Units), 48,000 square feet of office, and 95,000 square feet of general commercial floor area would be constructed. The additional 90 residential units under the No-Hotel Development Scenario would replace the 180 hotel guest rooms proposed under the Mixed-Use Development Scenario and would be located in the same building. Under either scenario, the proposed uses would be built within four primary structures above a screened six-level parking podium, which would be partially below grade and partially above grade, including two residential towers (Tower A and Tower B), a hotel/residential tower (the Sunset Building), and a commercial building that could include office, retail, restaurant, and parking uses (the Courtyard Building). Separate from the primary structures, three low-rise, non-residential structures would be oriented towards Sunset Boulevard and Beaudry Avenue. In addition, a portion of the proposed residential uses would be located in low-rise residential buildings (not part of Towers A and B) dispersed throughout the eastern and southern portions of the Project Site around the base of Towers A and B. The existing Elysian apartment building, which is located on the Project Site, would remain, is not part of the Project and its surface parking would be relocated with a newly constructed parking facility. The Project also includes the removal of four existing vacant buildings comprising approximately 114,600 square feet of floor area.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the City Planning Commission shall consider the information contained in the Environmental Impact Report prepared for the Project, which includes the Draft EIR, No. ENV-2018-177-EIR (SCH No. 2018051043) dated March 2021, the Final EIR, dated November 2021, and the Errata dated December 2021 and January 2022 (1111 Sunset Project EIR), as well as the whole of the administrative record;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project reserving at least 11 percent of the Project's base density units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following Off-Menu Incentives and Waiver of Development Standards:

- a. An Off-Menu Incentive to allow for a portion of over-dedicated public-right-of-way areas along Sunset Boulevard and Beaudry Avenue (approximately 3,373 square feet) to be counted towards the Site's lot area and permitted density;
 - b. An Off-Menu Incentive to permit an approximately 40 percent increase in the maximum allowable floor area ratio (FAR) from 3:1 to 4.19:1, for a total of 1,129,370 square feet, of which 110,336 square feet is allotted to the existing Elysian apartment building; and
 - c. A Waiver of Development Standards to permit a zero-foot building separation between the Elysian Parking Garage building and the 1111 Sunset Project, in lieu of the 114-foot building separation as required for a 49-story residential building by LAMC Section 12.21 C.2(a);
3. Pursuant to LAMC Section 12.32 R, a Building Line Removal of a variable building line along Beaudry Avenue, established under Ordinance No. 101,106;
 4. Pursuant to LAMC Section 12.24 T and 12.24 W.24, a Vesting Conditional Use Permit to allow a hotel use within 500 feet of a R Zone (for the Mixed-Use Development Scenario);
 5. Pursuant to LAMC Section 12.24 U.14, a Conditional Use Permit for a Major Development Project for the construction of 100,000 square feet or more of non-residential floor area (for the Mixed-Use Development Scenario or No-Hotel Development Scenario) and up to 180 hotel guest rooms (for the Mixed-Use Development Scenario) in the C2 Zone;
 6. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site consumption within 13 commercial establishments (for the Mixed-Use Development Scenario or No-Hotel Development Scenario) and the hotel with one or more operators (for the Mixed-Use Development Scenario);
 7. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to permit 262 trees in lieu of the 293 trees (for the Mixed-Use Development Scenario) and 262 trees in lieu of the 315 trees (for the No-Hotel Development Scenario); and
 8. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more dwelling units and/or hotel guest rooms and over 50,000 square feet of commercial floor area.

Applicant: Brian Falls, 1111 Sunset Blvd., LLC
 Representative: Jim Ries, Craig Lawson & Co., LLC

Staff: Kathleen King, City Planner
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 (213) 847-3624

14. [CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP](#)

CEQA: ENV-2018-6667-SE

Plan Area: Venice

Related Case: VTT-82288-1A,

CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP-1A

Council District: 11 – Bonin

**Last Day to Act: 04-03-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 2102 – 2120 South Pacific Avenue; 116 – 302 East North Venice Boulevard;
 2106 – 2116 South Canal Street; 319 East South Venice Boulevard

PROPOSED PROJECT:

An amendment to the Venice Community Plan and Venice Land Use Plan (LUP) to redesignate Open Space and Low Medium II Residential land to Neighborhood Commercial use, as part of the approval of a Permanent Supportive Housing Project that will construct 140 residential units. The amendment includes new policies in the Venice LUP to create a new Subarea A, policies for the development of Supportive Housing Projects, and updates the Map Exhibits in the LUP to include Subarea A.

On February 2, 2022, the City Council adopted a Motion to rescind its December 1, 2021 adoption of the Resolution to amend the Venice Community Plan and Venice Land Use Plan (Council File No. 21-0829-S1), due to an error that referenced an incorrect set of map exhibits associated with the Resolution, and to reconsider the matter to amend the Resolution recommended by the City Planning Commission and correct the error. The amended Resolution consists of changes to remove Exhibits 11b Height and 15 Buffer/Setback and include the correct set of exhibits to the Venice Land Use Plan (Exhibits 2a Venice Coastal Zone, 2b Venice Coastal Zone, 5b Subarea North Venice and Venice Canals, 10b Land Use Plan (Map) North Venice and Venice Canals, 14b Height Subarea North Venice and Venice Canals and 17a Coastal Access Map).

REQUESTED ACTIONS:

1. Pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1), 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 statutorily exempt from the California Environmental Quality Act; and
2. Pursuant to Section 555 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code, a correction to the Resolution, attaching the correct map exhibits.

Applicant: Sarah Letts, Hollywood Community Housing Corporation;
Rebecca Dennison, Venice Community Housing
Representative: Christopher Murray, Rosenheim & Associates, Inc.

Staff: Ira Brown, City Planning Associate
ira.brown@lacity.org
(213) 978-1453

15. [DIR-2020-1006-TOC-HCA-1A](#)
CEQA: ENV-2020-1007-CE
Plan Area: Silverlake – Echo Park – Elysian Valley

Council District: 13 – O’Farrell
**Last Day to Act: 02-24-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1451,1449, 1451 ½ North Echo Park Avenue

PROPOSED PROJECT:

Demolition of an existing two-story triplex, and the construction, use, and maintenance of a new mixed-use building with 27 dwelling units over 210 square feet of ground floor commercial space. Two units are reserved for Very Low-Income Households and one is reserved for Extremely Low Income Households. The building is 56-feet in height and four stories plus one mezzanine level. Parking is located at-grade and within one subterranean level. The proposed building will encompass approximately 14,449 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 1.9 to 1. The Project proposes to provide 23 residential automobile parking spaces and one commercial parking space for a total of 24 automobile parking spaces. Additionally, the project proposes 29 long-term bicycle parking and five short-term bicycle parking spaces. A total of 3,610 square feet of open space will be provided on a roof patio. The Project will maintain a zero-foot front yard, five-foot side yards, and a zero-yard rear yard at the ground floor and a 16-foot rear yard at the upper levels.

APPEAL:

A partial appeal of the August 17, 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 with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, up to 50 percent increase in density, consistent with the provisions of the Transit Oriented

- Communities (TOC) Affordable Housing Incentive Program along with the following two incentives for a qualifying Tier 1 (Tier 2 utilizing Tier 1 Incentives) project totaling 27 dwelling units, including one unit reserved for Extremely Low Income (ELI) Household occupancy and two units reserved for Very Low Income (VLI) Household occupancy, for a period of 55 years;
- a. Yards/Setbacks. Utilization of RAS3 Zone yards allowing for five-foot setbacks in both side yards and a 15-foot rear yard setback in lieu of the 7-foot side yard and 16-foot rear yard requirements of the C2 Zone; and
 - b. Height. A height increase of 11 feet and one-story to permit a maximum building height of 56 feet and four stories in lieu of the maximum 45 feet and three stories otherwise permitted in the C2-1VL Zone; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Hunter Kenihan, 1449 Echo Park, LLC
Representative: Matthew Hayden, Hayden Planning

Appellant: Rosita L. Uy
Representative: Carlos A. Torres, Carlos A. Torres, BSCE

Staff: Renata Ooms, City Planner
renata.ooms@lacity.org
(213) 978-1222

The next meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, March 10, 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.