

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

Meeting presentation will be made available here (<https://tinyurl.com/CPC3-24-22>) by Monday, March 21, 2022
Compliant Day of Submissions will be added to this drive

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

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

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the City Planning Commission's March 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/81330708953>)
AND USE MEETING ID: 813 3070 8953 AND MEETING PASSCODE: 777759.**

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 3070 8953** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 777759**.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon.

Written submissions are governed by Rule 4.3 of the City Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "City Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to cpc@lacity.org. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. **[DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE](#)**

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

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

- [Update on City Planning Commission Status Reports and Active Assignments](#)
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – February 10, 2022; February 24, 2022

3. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

4. **GENERAL PUBLIC COMMENT**

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

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 813 3070 8953** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 777759**.

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 (6a)**

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.

- 6a. **CPC-2021-7217-DB**
CEQA: ENV-2021-7218-CE
Plan Area: Hollywood

Council District: 5 – Koretz
**Last Day to Act: 04-03-22

PUBLIC HEARING – Completed January 18, 2022

PROJECT SITE: 7000 – 7010 West Melrose Avenue; 645 North Sycamore Avenue

PROPOSED PROJECT:

New construction, use, and maintenance of a four- to six-story, approximate maximum 67-foot in height, approximately 61,899 square-foot mixed use building containing 63 units, including 11 percent of the base units (six units) set aside as affordable housing for Very Low Income households, over approximately 2,110 square feet of ground floor neighborhood serving commercial space, with at-grade and subterranean parking providing 101 on-site vehicular parking spaces and 59 bicycle parking spaces.

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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 63 units (with six units – 11 percent of the total number of units set aside for Very Low-Income Households), pursuant to LAMC Section 12.22 A.25(g)(3) along with the following Off-Menu Incentives and Waiver of Development Standards:
 - a. An Off-Menu Incentive to permit a 3.7:1 FAR (Floor Area Ratio) in lieu of the otherwise permitted 1.5:1 FAR;
 - b. An Off-Menu Incentive to permit a building height of 67 feet in lieu of the otherwise permitted 30 feet, and six stories in lieu of the otherwise permitted two stories; and
 - c. A Waiver of Development Standards to permit a five-foot rear yard setback in lieu of the otherwise required 18 feet.

Applicant: Daniel Farasat, Melrose Crossing, LLC.
Representative: Matthew Hayden, Hayden Planning

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

7. [CPC-2017-1923-DB-DRB-SPP-MSP-ZAD](#)

CEQA: ENV-2017-1925-MND

Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 4 – Raman

**Last Day to Act: 03-24-22

PUBLIC HEARING – Completed September 28, 2021

PROJECT SITE: 3902 Kentucky Drive; 3894 – 3900 Fredonia Drive

PROPOSED PROJECT:

Demolition of two vacant single-family dwellings and a garage and the construction, use, and maintenance of a new, five-story, 68 feet in height, 35,227 square feet, 21-unit residential condominium building over two partially subterranean levels of parking on a 22,508 square foot lot, including two affordable units. A total of 15 trees are proposed for removal. The Applicant is also requesting haul route approval for the export of approximately 11,200 cubic yards of earth.

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-2017-1925-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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a request to permit the construction, use and maintenance of 21 residential condominium units with five density bonus units including two units (11 percent) set aside for Very Low-Income Households and one off-menu incentive for a site located in a Very High Fire Severity Zone to allow an 11-foot increase in height for a total of 68 feet in lieu of the maximum height of 57 feet;
3. Pursuant to LAMC Sections 11.5.7 and 16.50, a Project Permit Compliance and Design Review as required by the Mulholland Scenic Parkway Specific Plan Ordinance (Ordinance No. 167,943); and
4. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator Determination to allow six retaining walls of variable height (10 to 12 feet in height when measured from the finished grade) in lieu of the otherwise allowed maximum of one 12 foot retaining wall or two 10 foot retaining walls.

Applicant: 3900 Kentucky LLC by Zaven Ghanimian
Representative: Jerome Buckmelter Associates, Inc.

Staff: Laura Frazin Steele, City Planner
laura.frazinstele@lacity.org
(818) 374-9919

8. [CPC-2020-2115-DB](#)
CEQA: ENV-2020-2116-CE
Plan Area: South Los Angeles

Council District: 10 – Ridley Thomas
**Last Day to Act: 03-24-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1848 South Gramercy Place

PROPOSED PROJECT:

Redevelopment of the Project Site by replacing the existing single-family residence with a seven story, 33-unit apartment building with three units set aside for Very Low-Income households.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (In-fill Development), 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 12.22.A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 33 units (with three units – 13 percent of the total base number of units, set aside for Very Low-Income Households), to permit the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a 5.1:1 floor area ratio (FAR) in lieu of 1.5:1 permitted by LAMC;
 - b. An Off-Menu Incentive to allow a seven-story building with a height of 75 feet (to the rooftop parapet) in lieu of 45 feet otherwise permitted in the C1.5 Zone;
 - c. Waiver of Development Standards to waive the transitional height requirement per the South LA CPIO Section II A.2(d);
 - d. A Waiver of Development Standards to allow side yard setbacks of zero feet from the 1st to 2nd floors, and five feet from the 3rd to 7th floors in lieu of 10 feet;
 - e. A Waiver of Development Standards to allow a rear yard setback of five feet from the 1st to 2nd floors, and 10 feet from the 3rd to 7th floors in lieu of 19 feet;
 - f. A Waiver of Development Standards to allow a reduction in open spaces to 1500 square feet in lieu of 3700 square feet;
 - g. A Waiver of Development Standards to allow a passageway width of 12 feet in lieu of 20 feet;
 - h. A Waiver of Development Standards to allow a commercial frontage of 10 feet in lieu of 17.5 feet;
 - i. A Waiver of Development Standards to allow a landscape buffer of zero feet in lieu of five feet requirement per the South LA CPIO Section II C.4; and
 - j. A Waiver of Development Standards to allow a ground floor height of 10 feet five inches in lieu of 14 feet per the South LA CPIO Section II A.1(b).

Applicant: Akhilesh Jha
Representative: Hamid Degnan, HRD Arch

Staff: Rafael Fontes, Planning Assistant
rafael.fontes@lacity.org
(213) 978-1179

9. [CPC-2021-6888-CU-DB-HCA-PHP](#)
CEQA: ENV-2021-6889-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Koretz
**Last Day to Act: 03-28-22

PUBLIC HEARING – Completed February 9, 2022

PROJECT SITE: 3730 – 3736 South Kelton Avenue

PROPOSED PROJECT:

Development of a new five-story, 56-foot-tall multifamily residential building comprised of 27 dwelling units (including five units restricted to Very Low-Income Households). The Project will be 26,706 square feet in floor area and have a Floor Area Ratio (“FAR”) of 4.28:1. The Project will provide 19 vehicular parking spaces in one subterranean parking level, and 34 long-term and three short-term bicycle parking spaces. The site is currently improved with a single-family dwelling unit and a duplex; all existing structures will be demolished. There are no protected trees and no non-protected significant trees on the subject site; However, three non-protected significant street trees will be removed from the public right-of-way. The Project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. The Project requests a haul route for export of approximately 2,650 cubic yards of soil.

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.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a 102.5 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.25; and
3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 27 units, reserving five units for Very Low-Income Household occupancy for a period of 55 years, with the following requested On and Off-Menu Incentives and Waivers of Development Standards:
 - a. On-Menu Incentive for a Building Line setback of 18-feet in lieu of the 20-feet otherwise required per Ordinance No. 69026;
 - b. Off-Menu Incentive for a Floor Area Ratio (“FAR”) of 4.28:1 in lieu of 3:1 as otherwise permitted in the R3-1 Zone;
 - c. Off-Menu Incentive for a reduction in parking to allow 19 parking spaces in lieu of the 42 spaces required by Density Bonus Parking Option 1 and LAMC Section 12.22 A.25(d)(1);
 - d. A Waiver of Development Standards for an 11-foot increase in the maximum building height to allow 56 feet in lieu of 45 feet otherwise permitted in the R3-1 Zone;
 - e. A Waiver of Development Standards for a reduction in the rear setback to allow 12 feet in lieu of the 15 feet otherwise required in the R3-1 Zone; and
 - f. A Waiver of Development Standards for a reduction in the required open space to allow 2,724 square feet of open space in lieu of the otherwise required 3,075 square feet of open space pursuant to LAMC Section 12.21 G.

Applicant: Mark Judaken, 3732 Kelton Ave, LLC
Representative: Jesi Harris, Brian Silveira & Associates

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

10. [DIR-2021-559-TOC-HCA-1A](#)
CEQA: ENV-2021-560-CE
Plan Area: Wilshire

Council District: 4 – Raman
**Last Day to Act: 03-24-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 500-506 North Larchmont Boulevard;
5267 West Rosewood Avenue

PROPOSED PROJECT:

Construction of a new, five-story, 56-foot-tall residential building containing 21 dwelling units. Of the 21 units proposed, two will be set aside for Extremely Low-Income Households. The proposed building will encompass approximately 26,648 square feet in total building area, resulting in a Floor Area Ratio of no more than 2.38 to 1. The Project proposes to provide 21 automobile parking spaces, 24 bicycle parking spaces.

APPEAL:

An appeal of the August 27, 2021, Planning Director's Determination 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 50 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 1 Project totaling 21 dwelling units, reserving two units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. RAS3 Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone;
 - b. Increased Height and Transitional Height. A maximum height increase of one additional story up to 11 additional feet and utilization of Tier 1 Transitional Height requirements in which the project's building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone; and
 - c. Open Space. A maximum reduction of 20 percent in the required amount of open space; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 506 N Larchmont Blvd LLC., c/o Vair Ben Moshe
Matthew Hayden, Hayden Planning

Appellant: Steven Voci

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

The next meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, April 14, 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.