

COMMISSION MEETING AUDIO

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

Meeting presentation will be made available here (<https://tinyurl.com/CPC7-28-22>) by Monday, July 25, 2022
Compliant Day of Submissions will be added to this drive.

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](#)**
 - Election of Officers
 - [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 – June 9, 2022; June 23, 2022; July 14, 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. 885 3533 6250** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 648084**.

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-2020-1946-GPA-ZC-HD-CU-SPR-RDP**

CEQA: ENV-2020-1947-MND
Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian
**Last Day to Act: 07-14-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 5256 – 5272 North Vineland Avenue

PROPOSED PROJECT:

Demolition of an existing, one-story, approximately 14,300-square-foot commercial manufacturing building and the construction of a five-story, 62 feet in height, 99,125 square feet mixed-use building. The Project would include 95,497 square feet of household storage space, 740 square feet of associated management office space, and 2,888 square feet of artist incubator/support/studio space on a 30,000-square-foot lot. The Floor Area Ratio (FAR) would be 3.31:1. The Project would include 24 automobile parking spaces and 36 bicycle spaces.

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-2020-1947-MND (“Mitigated Negative Declaration”), and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
- 2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to exclude the Project Site from the North Hollywood-Valley Village Community Plan General Plan Land Use Map Footnote Number 4, which limits height to three stories or 45 feet within the Industrial land use designations;
- 3. Pursuant to LAMC Section 12.32, a Zone and Height District Change from CM-1VL to (T)(Q)CM-2D to allow a new building of 62 feet and five stories in lieu of 45 feet and three stories and a Floor Area Ratio of approximately 3.6 to 1 in lieu of 1.5 to 1;
- 4. Pursuant to LAMC 12.32 P, a minor change to parking requirements incidental to legislative actions to allow up to a 20 percent reduction in the required parking;
- 5. Pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to allow a building for storage of household goods within 500 feet of a residential use;
- 6. Pursuant to LAMC Section 12.24 S, as part of any conditional use approval, changes to the parking requirements not to exceed 20 percent of the requirements otherwise required by the LAMC;

7. Pursuant to LAMC Section 16.05, a Site Plan Review findings for a building with new floor area in excess of 50,000 square feet; and
8. Pursuant to LAMC Section 11.5.14, Project Compliance Review for the North Hollywood Redevelopment Plan pursuant to Section 603 of the Redevelopment Plan.

Applicant: Jake Walker, LG Vineland Storage, LLC.
Representative: Alix Wisner, Armbruster Goldsmith & Delvac, LLP

Staff: Kevin Golden, City Planner
kevin.golden@lacity.org
(213) 978-1396

8. [CPC-2021-2908-ZC-HD-ZAD-WDI-SPR](#) Council District: 5 – Koretz and 13 – O’Farrell
CEQA: ENV-2021-2909-MND **Last Day to Act: 08-01-22
Plan Area: Hollywood

PUBLIC HEARING – Completed March 30, 2022

PROJECT SITE: 6101 – 6117 West Melrose Avenue;
713 – 735 North Seward Street

PROPOSED PROJECT:

Demolition of an existing, one-story commercial building and surface parking lot to construct a five-story office-retail building encompassing a total floor area of 67,889 square feet. The Project includes 67,242 square feet of office space and 647 square feet of retail space and will reach a maximum height of approximately 77 feet and nine inches (73 feet and six inches to the top of the parapet). The Project provides 168 vehicular parking spaces as well as 26 bicycle parking spaces on the ground floor and two subterranean levels. The Project utilizes a FAR of 1.88 to 1, which includes the existing building floor area that will remain on Lots 18-20 (developed with two, two-story commercial buildings).

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-2021-2909-MND (“Mitigated Negative Declaration”), and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from C4-1XL and CM-1VL to CM-2 for Lots 21-23 of the Project site;
3. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator’s Determination to allow the Project to exceed the maximum Transitional Height requirements otherwise permitted by the provisions of LAMC Section 12.21.1 A.10;
4. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvement to waive all dedication and street widening requirements along West Melrose Avenue and North Seward Street; and
5. 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.

Applicant: Melrose Avenue Owner, LLC.
Representative: Matthew Nichols & Jerry Neuman, DLA Piper LLP

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

9. [CPC-2020-3140-CU-MCUP-DB-SPR-HCA](#)
CEQA: ENV-2020-3141-SCPE; Council File No. 22-0297
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O’Farrell
**Last Day to Act: 07-13-22

PUBLIC HEARING – Completed March 16, 2022

PROJECT SITE: 1911 – 1931 West Sunset Boulevard;
1910 – 2018 West Reservoir Street

PROPOSED PROJECT:

Demolition of the existing structures and the construction, use and maintenance of a new, six-story, 166-unit, mixed-use development with 13,000 square feet of commercial space and 24 units reserved for Very Low-Income Households.

REQUESTED ACTIONS:

1. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow an increase in density greater than the maximum permitted under LAMC Section 12.22 A.25, to a total of a 51 percent increase in the base density of 110 units to a density of 166 units;
2. Pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus to allow the following three Off-Menu Incentives:
 - a. To permit a Floor Area Ratio of 3.75:1 in lieu of the otherwise permitted 1.5:1 FAR;
 - b. To permit residential parking at a ratio of 0.5 spaces per dwelling unit; and
 - c. To allow an additional 22 feet in height in lieu of the otherwise permitted 45 feet;
3. Pursuant to LAMC 12.24 A.25(g)(3), a Density Bonus to allow the following four Waivers or Modifications of Development Standards:
 - a. To utilize any or all RAS3 yard requirements to provide five-foot setbacks within the two side yards in lieu of the otherwise required 11-foot setbacks pursuant to LAMC Section 12.11.C.2;
 - b. To allow a reduction in the required open space by 25 percent;
 - c. To allow six stories, in lieu of the three-story limitation in the 1VL Height District; and
 - d. To allow an additional 20 feet above the maximum height of 67 feet for the elevator structure;
4. Pursuant to LAMC Section 12.24W.1, a Main Conditional Use Permit for the sale or dispensing of alcoholic beverages for on- and off-site consumption only within up to five premises; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates 166 dwelling units.

NOTE: On June 28, 2022, the City Council approved the Project’s Sustainable Communities Project Exemption (SCPE). Reference Council File No. 22-0297.

Applicant: Thomas D. Warren, 1911 Sunset Investors, LLC.
Representative: Alexander Irvine, Irvine & Associates, Inc.

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

10. [DIR-2021-10084-TOC-HCA-1A](#)
CEQA: ENV-2021-10085-CE
Plan Area: Hollywood

Council District: 4 – Raman
**Last Day to Act: 07-23-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 4544 West Los Feliz Boulevard;
2140 North Rodney Drive

PROPOSED PROJECT:

Demolition of the existing single-family dwelling and construction, use, and maintenance of a new, 27-unit, five-story, residential apartment building, including three units for Extremely Low-Income Households. The Project would provide 37 automobile parking spaces within two subterranean levels, a total of 30 bicycle parking spaces, and 2,640 square feet of open space.

APPEAL:

An appeal of the May 6, 2022, 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, Section 15332, Article 19, 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 Transit Oriented Communities Housing Development Project with a total of 27 dwelling units, including three units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Tier 2 Base and Additional Incentives:

Base Incentives:

- a. Density. An 60 percent increase in density;
- b. Floor Area Ratio (FAR). A 4.35:1 FAR; and
- c. Parking. Provide 0.5 spaces per bedroom, but not required to exceed one space per unit; and

Additional Incentives:

- a. Yards. Up to a 30 percent decrease in the required width or depth of one individual yard or setback;
 - b. Open Space. Up to a 20 percent decrease in required open space; and
 - c. Height. A height increase of one additional story, up to 11 additional feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Chris Mamian, Mamian West LLC
Representative: Gary Benjamin, Alchemy Planning + Land Use

Appellants: Jeanette Laba & Eric Herzog
Representative: Alison G. Martinez, Sheppard Mullin

Marc Beaart

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

11. [DIR-2021-8567-TOC-HCA-1A](#)
CEQA: ENV-2021-8569-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
**Last Day to Act: 08-28-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1951 – 1953 South Westwood Boulevard

PROPOSED PROJECT:

Demolition of an existing 3,760 square foot of commercial building with one residential unit, and the construction, use and maintenance of a new, five-story residential building with 29 multi-family dwelling units including three Extremely Low-Income units. The proposed building will encompass approximately 16,519 square feet in total building area, resulting in a Floor Area Ratio of 2.45 to 1. The Project proposes to provide 23 automobile parking spaces and 3,052 square feet of open space. The Project will reach a maximum height of 67 feet and will maintain five-foot side yard

setbacks and a 15-foot rear yard setback.

APPEAL:

A partial appeal of the April 26, 2022 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), up to a 70 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 3 project totaling 29 dwelling units, reserving three 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 to permit a five foot side yard in lieu of the otherwise required eight foot side yard of the C4-1VL-POD Zone; and
 - b. Increased Height and Transitional Height. A height increase of 22 additional feet to permit a maximum building height of 67 feet in-lieu of 45 feet otherwise permitted in the C4-1VL Zone. Utilization of Tier 3 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 25 feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Kamran Tavakoli, Westwood Investments 26, LLC.
Representative: Shapour Shajirat, DCC

Appellants: Westwood Hills Congregational Church
Representative: Kent L. Sharp, Esq., La Jolla Law Group

Staff: Sophia Kim, City Planner
sophia.kim@lacity.org
(213) 978-1208

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