

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 22, 2022 AFTER 8:30 A.M.
(via TELECONFERENCE)**

**Meeting presentations will be available here (<https://tinyurl.com/CPC9-22-22>) by Monday, September 19, 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 September 22, 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/88303328150> AND USE MEETING ID: 883 0332 8150 AND PASSCODE 057329.

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. 883 0332 8150** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 057329**. For virtual meeting participation information, please click [here](#).

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

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. 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
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - August 11, 2022

3. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. 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 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. 883 0332 8150** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 057329**.

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 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

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-2020-1929-ZC-HD-MCUP-SPP-SPR

CEQA: ENV-2020-1930-EIR; SCH No. 2020120005
Plan Area: Hollywood
Related Case: VTT-83088

Council District: 13 – O’Farrell
**Last Day to Act: 11-28-22

PUBLIC HEARING – Completed September 7, 2022

PROJECT SITE: 6450 – 6462 West Sunset Boulevard; 1420 – 1454 North Wilcox Avenue;
1413 – 1447 North Cole Place; 6503 West De Longpre Avenue

PROPOSED PROJECT:

Demolition of three existing commercial buildings that comprise approximately 26,261 square feet of office and retail uses and associated surface parking for the construction, use and maintenance of a 15-story commercial building with a total floor area of 443,418 square feet consisting of 431,032 square feet of office space and 14,186 square feet of restaurant space in the C4-2D-SN and C4-2D Zones. The Project also includes the construction of an 18-foot-tall, 3,550 square-foot building to house LADWP equipment and an underground generator in the C2-1XL Zone. Upon completion, the Project would result in a floor area ratio (FAR) of 6:1. The Project would provide vehicular parking spaces within three below-grade levels, at grade, and three above-grade levels. The Project would also provide short-term and long-term bicycle parking. Four existing non-protected on-site trees and 12 existing non-protected street trees would be removed as part of the Project. The Project would provide a minimum of 30 trees. The Project would provide 61,449 square feet of private open space. Additionally, as proposed, the Project signage would comply with the Hollywood Signage Supplemental Use District regulations.

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-2020-1930-EIR (SCH No. 2020120005), certified on September 9, 2022, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;

2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from C4-2D-SN, C4-2D, and C2-1XL to C4-2-SN, C4-2, and C2-2;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale or dispersing of a full-line of alcoholic beverages for on-site and off-site consumption for three restaurants;
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for Project signage in the Hollywood Signage Supplemental Use District; and
5. Pursuant to LAMC 16.05, a Site Plan Review for a development that results in an increase of 50,000 square feet or more of non-residential floor area.

Applicant: 6450 Sunset Owner, LLC
 Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: James Harris, City Planner
james.harris@lacity.org
 (213) 978-1241

8. [ZA-1997-797-ZV-PA1-1A](#)

Council District: 13 – O’Farrell

CEQA: ENV-2020-3254-CE

**Last Day to Act: 09-22-22

Plan Area: Hollywood

Related Cases: CPC-2020-3253-DB-SPR-HCA; VTT-82714-HCA-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1121 – 1149 North Gower Street; 6104 – 6124 West Lexington Avenue;
 1124 – 1150 North Lodi Place

PROPOSED PROJECT:

A Plan Approval to ZA-1997-797-ZV to reduce the site to that occupied by the existing commercial building on the property and a proposed airspace lot encompassing vehicle parking for the commercial building and to permit vehicle parking for the commercial building to be provided in the R3-1 and R3-1XL Zones in an underground parking structure.

APPEAL:

An appeal of the May 26, 2022, Zoning Administrator’s Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, 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, pursuant to Section 12.27 U of the Los Angeles Municipal Code, a Plan Approval to ZA-1997-797-ZV to reduce the site to that occupied by the existing commercial building on the property and to permit vehicle parking for the existing commercial use on the property to be provided off-site in the R3-1 and R3-1XL Zones in an underground parking structure; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 1149 Gower Street Hollywood, LLC
 Representative: Jim Ries, Craig Lawson & Co., LLC

Appellant: Veronica Lebron, Hollywood Coalition for Responsible Development

Staff: More Song, City Planner
more.song@lacity.org
 (213) 978-1319

Henry Chu, Associate Zoning Administrator

9. **VTT-82714-HCA-1A**

Council District: 13 – O’Farrell

**Last Day to Act: 09-22-22

CEQA: ENV-2020-3254-CE

Plan Area: Hollywood

Related Cases: CPC-2020-3253-DB-SPR-HCA; ZA-1997-797-ZV-PA1-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1121 – 1149 North Gower Street; 6104 – 6124 West Lexington Avenue;
1124 – 1150 North Lodi Place

PROPOSED PROJECT:

Merger and resubdivision of 17 existing lots into one ground lot and three airspace lots.

APPEAL:

An appeal of the October 28, 2021, Advisory Agency’s Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, 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, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82714-HCA for the merger and resubdivision of 16 existing lots into one ground lot and two airspace lots; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 1149 Gower Street Hollywood, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Appellant: Veronica Lebron, Hollywood Coalition for Responsible Development

Staff: More Song, City Planner
more.song@lacity.org
(213) 978-1319

10. [CPC-2020-3253-DB-SPR-HCA](#)

CEQA: ENV-2020-3254-CE

Plan Area: Hollywood

Related Cases: VTT-82714-HCA-1A; ZA-1997-797-ZV-PA1-1A

Council District: 13 – O’Farrell

**Last Day to Act: 09-22-22

PUBLIC HEARING – Completed October 21, 2021

PROJECT SITE: 1121 – 1149 North Gower Street; 6104 – 6124 West Lexington Avenue;
1124 – 1150 North Lodi Place

PROPOSED PROJECT:

Demolition of two existing connected surface parking lots for the construction, use, and maintenance of a new five-story and a new six-story residential building with a total of 169 units, of which 19 will be reserved for Very Low Income households. The Project proposes to provide 278 vehicle parking spaces in a three-level subterranean parking garage. The Project also proposes a haul route for the export of approximately 66,000 cubic yards of soil. An existing two-story commercial office building on the property will be maintained and unaltered, with vehicle parking to be provided in the new subterranean parking garage.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from the California Environmental Quality Act (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 Compliance Review to permit a housing development project consisting of 169 dwelling units, of which a minimum of 14 will be set aside for Very Low Income households, and requesting the following two Off-Menu Incentives:
 - a. An Off-Menu Incentive to allow maximum building heights of 73 feet six inches in lieu of the otherwise permitted 45 feet in the R3-1 Zone and 58 feet six inches in lieu of the otherwise permitted 30 feet in the R3-1XL Zone (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3); and
 - b. An Off-Menu Incentive to allow an eastern side yard setback of six feet six inches in lieu of the otherwise required eastern side yard setback of nine feet; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units.

Applicant: 1149 Gower Street Hollywood, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Staff: More Song, City Planner
more.song@lacity.org
(213) 978-1319

11. [CPC-2022-4864-CA; Council File No. 17-0447](#)

CEQA: ENV-2022-4865-MND

Plan Area: Citywide

Council District: ALL

**Last Day to Act: N/A

PUBLIC HEARING – Completed August 30, 2022

PROJECT SITE: Citywide

PROPOSED AMENDMENT:

An ordinance amending Sections 12.03, 12.20, 12.23, 12.24, and 13.01 of the Los Angeles Municipal Code (LAMC) to prohibit new oil and gas drilling activities and make existing extraction a nonconforming use in all zones. The proposed Oil Ordinance would phase out all oil drilling activities in the City of Los Angeles by immediately banning new oil and gas extraction and requiring the abandonment of existing wells after an amortization period.

REQUESTED ACTIONS:

1. Recommend that the City Council Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2022-4865-MND (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and Recommend that the City Council adopt the Proposed Ordinance;
3. Recommend that the City Council instruct that the Proposed Ordinance be incorporated into the New Zoning Code, subject to changes to conform to the format and style of the New Zoning Code;
4. Adopt the Staff Recommendation Report as the Commission’s Report on the subject; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Lilian Rubio, City Planner
lilian.rubio@lacity.org
(213) 978-1840

12. [CPC-2021-3141-CA](#)

CEQA: ENV-2013-0911-EIR-ADD3; SCH No. 2013041012

Plan Area: Citywide

Council District: ALL

**Last Day to Act: N/A

PUBLIC HEARING – Completed August 2, 2022

PROJECT SITE: Citywide

PROPOSED AMENDMENT:

An ordinance amending Section 12.26 J of the Los Angeles Municipal Code (LAMC) to update the citywide Transportation Demand Management (TDM) Ordinance (Proposed Ordinance). This update to the existing 1993 TDM Ordinance proposes new requirements for developments that exceed certain size and use thresholds to incorporate strategies to reduce drive-alone automobile trips and expand access to alternative transportation options. Projects subject to the new regulations would be required to submit a TDM Plan to the Los Angeles Department of Transportation (LADOT) for review and approval before receiving a building permit. The proposed regulations would not apply to existing buildings, businesses, or residents.

REQUESTED ACTIONS:

1. Recommend that the City Council find, based on its independent judgment, after consideration of the entire administrative record, including the Mobility Plan Environmental Impact Report (EIR), EIR No. ENV-2013-0911-EIR, SCH No. 2013041012, certified on November 25, 2015; Addendum No. ENV-2013-0911-EIR-ADD1, dated December 3, 2015; Addendum No. ENV-2013-0911-EIR-ADD2, dated March 2016; and pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164 and the Addendum No. ENV-2013-0911-EIR-ADD3, dated September 9, 2022 (Exhibit D), that no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approve and Recommend that the City Council adopt the Proposed Ordinance amending LAMC Section 12.26 J, Transportation Demand Management and Trip Reduction Measures;
3. Recommend that the City Council instruct that the Proposed Ordinance be incorporated into the New Zoning Code, subject to changes to conform to the format, style, and nomenclature of the New Zoning Code;
4. Adopt the Staff Recommendation Report as the Commission Report on the subject; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Emily Gable, City Planner
emily.gable@lacity.org
(213) 978-1342

The next regular meeting of the City Planning Commission will be held on **Thursday, October 13, 2022 at 8:30 a.m.**

****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 Section 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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.

Telecommunication Relay Services

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

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

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.