

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 13, 2022 AFTER 8:30 A.M.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPC10-13-22>) by Tuesday, October 11, 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 October 13, 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/87162871053> AND USE MEETING ID: 871 6287 1053 AND PASSCODE 885072.

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. 871 6287 1053** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 885072**. 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

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. 871 6287 1053** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 885072**.

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 (6a, 6b, 6c and 6d)

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-2020-3889-CU-F

CEQA: ENV-2020-3890-CE
Plan Area: Sun Valley – La Tuna Canyon

Council District: 2 – Krekorian
**Last Day to Act: 10-13-22

PUBLIC HEARING – Completed August 10, 2022

PROJECT SITE: 7819 North Arvilla Avenue

PROPOSED PROJECT:

Expansion of an existing 3,128 square-foot licensed Congregate Living Health Facility (CLHF) from six beds to 16 beds and six bedrooms to eight bedrooms within an existing single-family residence and three parking spaces in the R1-1 Zone. The Project also includes an existing over-in-height fence, wall, and hedge of up to a maximum of eight feet in height in the front yard setback in the R1-1 Zone.

The expansion encompasses interior improvements and remodel to reconfigure the existing bedrooms from six to eight bedrooms with two beds per room. No construction, addition and/or increase in floor area are proposed. The site includes an existing 270 square-foot detached recreational room and a two-car garage in the rear of the site. The third parking space will be tandem to the existing garage. All existing landscaping on site is to remain; no trees are proposed for removal. New landscaping is proposed along the southwest corner and along the side walls, which include vines.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, 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.12 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to permit the use, operation and maintenance of an existing Sanitarium/Congregate Living Health Facility with 16 beds in the R1-1 Zone;
3. Pursuant to LAMC Section 12.21 A.4(u), a 50 percent reduction in required parking from six spaces to three spaces for a Housing Development Occupied by Disabled Persons; and
4. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator Determination to permit an existing over-in-height fence, wall, and hedge of up to a maximum of eight feet in height in lieu of the three and one-half foot limit in the front yard setback in the R1-1 Zone.

Applicant: Los Angeles Congregate Living Health Facility
Representative: Benjamin Fiss, Pacific Zoning

Staff: Sheila Toni, City Planner

6b. [CPC-2021-10421-CU-DB-DRB-SPP-HCA](#)

CEQA: ENV-2021-10422-CE

Plan Area: Westwood

Council District: 5 – Koretz
**Last Day to Act: 10-20-22

PUBLIC HEARING – Completed August 17, 2022

PROJECT SITE: 535 – 539 1/2 South Glenrock Avenue

PROPOSED PROJECT:

Demolition of a four unit multi-family dwelling and the construction of a new, six-story, 66-foot 11.25-inch, multi-family dwelling consisting of 18 dwelling units (including three Very Low Income units). The Project will be approximately 21,030 square feet with a Floor Area Ratio of 4.01:1. The Project will provide 10 vehicular parking spaces and 68 long-term bicycle parking spaces in one subterranean level and two short-term bicycle parking spaces at ground level. The Project includes grading and a haul route for the export of approximately 6,000 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Sections 15332 and 15301, Class 32 and Class 1, 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 55 percent increase in density in lieu of the otherwise permitted 35 percent increase in density allowed under LAMC Section 12.22 A.25;
3. Pursuant to LAMC section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 18 units, reserving three 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. An On-Menu Incentive for a Floor Area Ratio (FAR) of 4.01:1 in lieu of 3:1 as otherwise permitted in the [Q]R4-1VL zone and North Westwood Village Specific Plan Section 5.B.1;
 - b. An Off-Menu Incentive for a building height of 66 feet and 11.25 inches in lieu of the 45 feet otherwise permitted by the [Q]R4-1VL zone and North Westwood Village Specific Plan Section 5.B.3;
 - c. An Off-Menu Incentive for an open space area of 1,676 square feet in lieu of 3,600 square feet otherwise required by North Westwood Village Specific Plan Section 8.A.1;
 - d. A Waiver of Development Standards for 53 percent of open space area located at ground level in lieu of the 75 percent of open space otherwise required by North Westwood Village Specific Plan Section 8.A.1;
 - e. A Waiver of Development Standards for three retaining walls with a maximum height of 10 feet - six inches in lieu of one retaining wall with a maximum height of 12 feet otherwise allowed by LAMC Section 12.21 C.8;
 - f. A Waiver of Development Standards for a zero-foot rear yard setback in lieu of the 18-foot rear yard otherwise required by LAMC Section 12.11 C.3;
 - g. A Waiver of Development Standards for a zero-foot northerly side yard setback in lieu of the 10-foot side yard setback otherwise required by LAMC Section 12.22 C.2; and
 - h. A Waiver of Development Standards for a zero-foot southerly side yard setback in lieu of the 10-foot side yard setback otherwise required by LAMC Section 12.22 C.2;
4. Pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board; and
5. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the North Westwood Village Specific Plan.

Applicant: M&A Texas Campus Investors LLC & M&A GP LLC
Representative: Jim Suhr, James Suhr & Associates LLC

Staff: Kevin Fulton, Planning Assistant
kevin.fulton@lacity.org
(213) 978-1210

6c. [CPC-2022-969-CU](#)

CEQA: ENV-2022-0970-CE
Plan Area: Arleta – Pacoima

Council District: 7 – Rodríguez
**Last Day to Act: 10-13-22

PUBLIC HEARING – Completed July 12, 2022

PROJECT SITE: 12430 Pierce Street

PROPOSED PROJECT:

The project involves a 2,774 square-foot residential home to be licensed and utilized as a 12-bed Congregate Living Health Facility.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15301 and 15303, Class 1 and Class 3, 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.12 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a 12-bed Sanitarium/Congregate Living Health Facility in the RS-1-CUGU Zone;
3. Pursuant to LAMC Section 12.24 F, a two-foot reduction of the required front yard to provide a minimum front yard setback of 18 feet in lieu of the 20 feet otherwise required; and
4. Pursuant to LAMC Section 12.21 A.4(u), a 50 percent reduction in required parking for a housing development occupied by disabled persons to provide three parking spaces in lieu of the six parking spaces otherwise required for sanitariums.

Applicant: Pierce Congregate Living, LLC
Representative: Davit Zargaryan, Windzor Adams, PC

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

6d. [CPC-2020-1002-GPA-ZC-HD](#)

CEQA: ENV-2021-4160-EIR-ADD1
Plan Area: Northeast Los Angeles
Related Case: CPC-2019-4441-DB-PUB

Council District: 14 – De León
**Last Day to Act: 00-00-22

PUBLIC HEARING – Completed September 7, 2022

PROJECT SITE: 4402 – 4486 East Florizel Street; 4401 – 4499 East Mercury Avenue;
3501 – 3531 North McKenzie Avenue

PROPOSED PROJECT:

A City initiated resolution and ordinance to revise the General Plan Land Use designation and zoning for the properties located at 4402 – 4486 East Florizel Street, 4401 – 4499 East Mercury Avenue, and 3501–3531 North McKenzie Avenue. The proposed action does not include any demolition, remodel,

construction, or alteration of the existing structures known as the Rose Hill Courts Redevelopment Project and does not change the Project approved under Case No. CPC-2019-4441-DB-PUB.

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-2021-4160-EIR, certified on November 26, 2019, and adopt the Addendum (ENV-2021-4160-EIR-ADD1) dated August 2021;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northeast Los Angeles Community Plan to re-designate the land use designation of the subject lots from Low Residential to Medium Residential; and
3. Pursuant to City Charter Section 558 and LAMC Section 12.32 F, a Zone and Height District Change to modify the Zone and Height District for the subject lots from [Q]R1-1D to [Q]R3-1.

Applicant: City of Los Angeles

Staff: Jason Hernandez, City Planner
jason.hernandez@lacity.org
(213) 978-1276

7. **CPC-2019-4000-GPA-ZC-HD-CPIOA**

Council District: 8 – Harris-Dawson; 9 – Price, Jr.
**Last Day to Act: 12-27-22

CEQA: ENV-2008-1781-EIR-ADD1;
ENV-2008-1780-EIR-ADD1

Plan Area: South Los Angeles; Southeast Los Angeles;
West Adams – Baldwin Hills – Leimert

PUBLIC HEARING – Completed August 23, 2022

PROJECT SITE:

The Project Location is a 505 acre area consisting of parcels adjacent to and surrounding the right-of-way of the planned Active Transportation Corridor bicycle/pedestrian path generally along Slauson Avenue, from Alameda Street to Interstate 110 in the Southeast Los Angeles Community Plan Area (CPA), continuing to Van Ness Avenue in the South Los Angeles CPA, then along the Los Angeles County Metropolitan Transportation Authority (LACMTA) right-of-way that generally runs between and parallel to the streets of Southwest Drive and Hyde Park Boulevard, from Van Ness Avenue to West Boulevard in the West Adams-Baldwin Hills-Leimert CPA.

PROPOSED PROJECT:

Amendments to the existing South Los Angeles and Southeast Los Angeles CPIOs by creating a new CPIO chapter, “Chapter VI - Slauson Subareas,” to set forth zoning regulations and development standards to promote green employment uses, expand affordable housing opportunities, and facilitate building design next to the future Active Transportation Corridor. Additionally, the Proposed Project amends both the South Los Angeles and Southeast Los Angeles Community Land Use Diagrams to reflect new General Plan Land Uses and zoning. This includes General Plan Land Use designations; Zone and Height District changes; changes to existing CPIO boundaries. The Proposed Project also revises the South Los Angeles Community Plan text and the Southeast Los Angeles Community Plan text to include new Implementation Programs in Chapter 6 “Implementation.”

The Proposed Project involves amendments to the West Adams-Baldwin Hills-Leimert CPIO to continue incentivizing publicly accessible open space and to further facilitate a direct extension of the future Active Transportation Corridor to the K Line’s Fairview Heights Station. This does not involve changes to General Plan Land Use designations nor underlying Zone and Height District changes nor changes to CPIO boundaries and related plans and guidelines. The Proposed Project also revises the West Adams-Baldwin Hills Leimert Community Plan Text to include new Implementation Programs in Chapter 6 “Implementation.”

REQUESTED ACTIONS:

1. Recommend that the City Council find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, including Environmental Impact Report, SCH No. 2008101098, (ENV-2008-1781-EIR and ENV-2008-1780-EIR), certified on November 22, 2017 (Project EIR), and the Addendum dated October 2022 (Exhibit D.1), the Project was assessed in the Project EIR; and pursuant to CEQA Guidelines, Sections 15162 and 15164, that no subsequent or supplemental EIR, or negative declaration is required for approval of the Proposed Project;
2. Conduct a public hearing on the Proposed Project as described in this Staff Recommendation Report;
3. Approve the Staff Recommendation Report as the Commission Report and recommend the Council adopt the Findings in the Staff Recommendation Report;
4. Approve and Recommend that the Mayor approve and the City Council adopt the attached Slauson Corridor Transit Neighborhood Plan (TNP) related Resolutions in Exhibit A and B to amend the General Plan as follows:
 - a. Amend the South Los Angeles, Southeast Los Angeles and West Adams-Baldwin Hills-Leimert Community Plan policy documents to add the New Community Plan Implementation Programs as shown in Exhibit A.3;
 - b. Amend the General Plan Land Use Map for the South Los Angeles and Southeast Los Angeles Community Plans as shown in Exhibit A.2, and the General Plan Land Use Change Matrix and Maps as shown in Exhibit B.3;
5. Approve and Recommend that the City Council adopt the proposed zoning ordinances to make zone and height district changes as shown in the Proposed Zoning Maps in Exhibit B.2 and the Zone Change Subarea Matrix in Exhibit B.3, and to amend the South Los Angeles CPIO, Southeast Los Angeles CPIO, and West Adams-Baldwin Hills-Leimert CPIO Districts as shown in Exhibits C.1, C.2, and C.3;
6. Instruct the Department of City Planning to finalize the necessary General Plan land use designation maps and zone and height district change ordinances to be presented to the City Council, and authorize the Department of City Planning to make non-substantive text edits as necessary to correct typographical or formatting errors, including any non-substantive corrections to the map;
7. Find that in accordance with Los Angeles Municipal Code Section 13.14 C.5, the proposed amendments to the supplemental development regulations of the Community Plan Implementation Overlay (CPIO) Districts (Exhibits C.1, C.2, and C.3) are consistent with, and necessary to implement the programs and policies of the South Los Angeles, Southeast Los Angeles, and West Adams-Baldwin Hills-Leimert Community Plans; and
8. Authorize the Director of Planning to present the resolution and proposed resolution and General Plan amendments (Exhibits A.2 and A.3) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6; and the proposed zoning ordinances (Exhibits B.2, B.3, C.1, C.2, and C.3), in accordance with City Charter Section 558 and LAMC Section 12.32.

Applicant: City of Los Angeles

Staff: Steven Katigbak, City Planner
steven.katigbak@lacity.org
(213) 978-1349

8. [CPC-2021-10394-CU-DB-HCA-PHP](#)
CEQA: ENV-2021-10395-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin
**Last Day to Act: 10-27-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 12735 – 12737 West Mitchell Avenue

PROPOSED PROJECT:

Construction of a six-story, 67-foot eight-inch tall residential building composed of 15 dwelling units (including two Very Low Income and one Low Income units). The Project will be approximately 19,047 square feet in floor area with a Floor Area Ratio (FAR) of 3.99:1. The Project will provide 14 parking spaces at-grade. The site is currently improved with a two-story single-family dwelling and triplex which will be demolished for the Project. The Project will also involve minimal grading of less than 500 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, 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 Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 15 units, reserving two units for Very Low Income and one unit for 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. An On-Menu Incentive for a Floor Area Ratio of 3.99:1 in lieu of 3:1 as otherwise permitted in the R3-1 Zone;
 - b. An Off-Menu Incentive for a reduction in parking to allow 14 parking spaces in lieu of 21 parking spaces otherwise required by LAMC Section 12.21 A.4;
 - c. An Off-Menu Incentive to allow 12 tandem parking spaces in lieu of the one individually accessible stall per dwelling unit required by LAMC Section 12.21 A.5(h);
 - d. A Waiver of Development Standards for a height increase to 67 feet eight inches in lieu of the 45 feet otherwise allowed by the R3-1 Zone;
 - e. A Waiver of Development Standards for a 7.2-foot northerly side yard setback in lieu of the nine feet otherwise required by the R3-1 Zone;
 - f. A Waiver of Development Standards for a 7.2-foot southerly side yard setback in lieu of the nine feet otherwise required by the R3-1 Zone; and
 - g. A Waiver of Development Standards to allow six compact and eight standard parking spaces in lieu of the one standard parking stall per dwelling unit minimum required by LAMC Section 12.21 A.5(c); and
4. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a 62.5 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.

Applicant: 12737 Mitchell Investment, LLC
Representative: Jesi Harris, Brian Silveira & Associates

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

9. [CPC-2020-5407-VZC-HD-CUB-ZAA-RDP-SPR](#)

CEQA: ENV-2020-5408-ND

Plan Area: Hollywood

Council District: 13 – O’Farrell

**Last Day to Act: 10-27-22

PUBLIC HEARING – Completed April 5, 2022

PROJECT SITE: 6437, 6439, 6443, 6445 West Sunset Boulevard

PROPOSED PROJECT:

Demolition of an existing two-story structure with general commercial and office uses and the construction of a new 13-story hotel with 175 rooms, with a second and rooftop level restaurant, bar and lounge area, four above ground parking levels, and a basement level. The Project will be approximately 173 feet in height and will have a floor area of approximately 59,655 square feet for a FAR of 6:1.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-5408-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment;
2. Pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District change from C4-2D-SN to C2-2-SN to remove the existing D Limitation to allow a maximum Floor Area Ratio (FAR) of 6:1 and a parking reduction of 20 percent incidental to the land use action pursuant to LAMC Section 12.32 P;
3. Pursuant to LAMC Section 16.05, a Site Plan Review for development project which creates, or results in an increase of, 50 or more guest rooms;
4. Pursuant to LAMC Section 12.28 C, a Zoning Administrator's Adjustment to allow for:
 - b. Zero-foot side yard setbacks in lieu of the otherwise required 16 feet; and
 - c. Zero-foot rear yard setback in lieu of the otherwise required 20 feet;
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with the hotel, restaurant, bar and lounge uses; and
6. Pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance for development activity involving the issuance of a building permit.

Applicant: NELA Development 1, LLC
Representative: Michael Gonzales, Gonzales Law Group

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

The next regular meeting of the City Planning Commission will be held on **Thursday, October 27, 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 TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for 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.