

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, NOVEMBER 3, 2022 AFTER 8:30 A.M.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPC11-03-22>) by Monday, October 31, 2022
Compliant Day of Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

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. Berton, 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 November 3, 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/83951253643> AND USE MEETING ID: 839 5125 3643 AND PASSCODE 294598.

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. 839 5125 3643** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 294598**. 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. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - September 8, 2022

2. 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.

3. 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. 839 5125 3643** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 294598**.

4. **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.

5. **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.

6. **DIR-2021-5596-TOC-HCA-1A**

CEQA: ENV-2021-5597-CE; ENV-2013-622-EIR; SCH. No. 2013031038
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin

**Last Day to Act: 11-30-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 2456 – 2460 South Purdue Avenue

PROPOSED PROJECT:

Construction of a new six-story, 67-foot tall, 27-unit residential building (including three units reserved for Extremely Low-Income Households). The Project will have a proposed Floor Area Ratio (FAR) of approximately 4.3:1 with approximately 46,528 square feet of floor area. The Project provides 26 parking spaces located at subterranean level. The existing two single-family dwellings and attached garages on-site are proposed to be demolished, and seven non-protected trees are proposed to be removed from the subject site. The Project will involve grading and export of approximately 6,475 cubic yards of soil.

APPEAL:

A partial appeal of the July 28, 2022 Planning Director's Determination which:

1. Determined, that 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. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 (Program EIR), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project;
3. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project totaling 27 dwelling units, reserving three units for Extremely Low Income Household occupancy for a period of 55 years, with the following requested Additional Incentives:
 - a. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet per the R3-1 Zone;
 - b. Side Yard/Setback. A 30 percent decrease in the required depth of the northwest side yard, allowing a six-foot four-inch northwest side yard setback in lieu of otherwise required nine-foot side yard setback per R3-1 Zone; and

- c. Open Space. A maximum 25 percent reduction in the required open space, allowing 3,342 square feet in lieu of the 4,275 square feet otherwise required; and
- 4. Adopted the Conditions of Approval and Findings.

Applicant: Amir Mehdizadeh
Representative: Aaron Belliston, BMR Enterprises

Appellant: Kathryn Schorr

Staff: Norali Martinez, City Planning Associate
norali.martinez@lacity.org
(213) 978-1346

7. **DIR-2022-310-TOC-VHCA-1A**

CEQA: ENV-2022-311-CE
Plan Area: Westlake

Council District: 1 – Cedillo
**Last Day to Act: 11-03-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 425 – 427 1/2 South Union Avenue

PROPOSED PROJECT:

Demolition of an existing single-story fourplex and a detached accessory building for the construction, use, and maintenance of a six-story, 38-unit residential apartment building over one subterranean level of parking. Four of the units will be reserved for Extremely Low-Income Households. The proposed building will contain approximately 29,610 square feet of floor area, resulting in a Floor Area Ratio of 4.5:1, and rise to a maximum height of 76 feet and eight inches.

APPEALS:

Appeals of the July 19, 2022, Director of Planning's Determination which:

1. Determined, that based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 29, 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 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 38 dwelling units, of which four will be reserved for Extremely Low-Income Households for a period of 55 years, along with the following Additional Incentives:
 - a. Setbacks (Front and Rear). Allow a front yard setback of six feet in lieu of 15 feet via the averaging of the front yard setbacks of adjoining structures and a rear yard setback of 12 feet 10 inches in lieu of 18 feet as otherwise required by LAMC Sections 12.11 C.1 and 12.11 C.3;
 - b. Setbacks (Sides). Allow side yard setbacks of six feet four inches in lieu of nine feet as otherwise required by LAMC Section 12.11 C.2; and
 - c. Open Space. A 24 percent reduction in Open Space to allow 3,130 square feet in lieu of the 4,100 square feet otherwise required by LAMC Section 12.21 G.2; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Bahram and Helen Raeen Living Trust
Representative: Daniel Ahadian, Nur Development Consulting

Appellants: Brandi and Christian Garris

Fermin Mendoza

Staff: Erick Morales, Planning Assistant
erick.morales@lacity.org
(213) 202-5440

8. [CPC-2022-6115-ZC](#)

CEQA: ENV-2022-6116-CE
Plan Area: Bel Air - Beverly Crest

Council Districts: 5 – Koretz; 4 – Raman

****Last Day to Act: 01-07-23**

PUBLIC HEARING – Completed October 18, 2022

PROJECT SITE: The Project Area consists of the Franklin Canyon, Coldwater Canyon, and Bowmont Hazen residential neighborhoods within the Bel Air – Beverly Crest Community Plan area.

PROPOSED PROJECT:

The proposed Zone Change Ordinance establishes a Hillside Construction Regulation (HCR) Supplemental Use District (SUD), which applies specific supplemental development restrictions related to construction, grading quantities, and hauling requirements, to the Project Area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15307 (Class 7) and Section 15308 (Class 8), an Exemption from CEQA, 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 12.32 F of the Los Angeles Municipal Code, approve a recommendation that the City Council adopt a Zone Change Ordinance for parcels within the Project boundaries identified in the proposed Ordinance Map from RE15-1, RE15-1-H, RE20-1, RE20-1-H, RE40-1, RE40-1-H to RE15-1-HCR, RE15-1-H-HCR, RE20-1-HCR, RE20-1-H-HCR, RE40-1-HCR, and RE40-1-H-HCR; and
3. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Ulises Gonzalez, City Planner
ulises.gonzalez@lacity.org
(213) 978-1205

9. [CPC-2022-6108-ZC-CA](#)

CEQA: ENV-2022-6109-CE
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo; 14 – de León

****Last Day to Act: 01-07-23**

PUBLIC HEARING – Completed October 20, 2022

PROJECT SITE: The Project Area consists of various hillside residential neighborhoods throughout the Northeast Los Angeles Community Plan area.

PROPOSED PROJECT:

A Code Amendment to amend the existing Hillside Construction Regulation (HCR) Supplemental Use District (SUD), which applies specific supplemental development restrictions related to construction, grading quantities, and hauling requirements applicable to the Project Area, and a Zone Change Ordinance to apply the HCR District to parcels within the Northeast Los Angeles Community Plan Area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15307 (Class 7) and Section 15308 (Class 8), an Exemption from CEQA, that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Recommend that the City Council adopt, pursuant to LAMC Section 12.32, a Code Amendment Ordinance amending the Hillside Construction Regulation Supplemental Use District;
3. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, approve and recommend that the City Council adopt a Zone Change Ordinance from parcels within the project boundaries identified in the proposed Ordinance Map: (T)(Q)RD5-1D, (T)(Q)RE11-1, (T)[Q]RD1.5-1D, [Q]A1-1D, [Q]A1-1XLD, [Q]R1-1D, [Q]R1-1D-HPOZ, [Q]R2-1D, [Q]R2-1D-HPOZ, [Q]RD1.5-1D, [Q]RD2-1D, [Q]RD3-1D, [Q]RD3-1D-HPOZ, [Q]RD4-1D-HPOZ, [Q]RD5-1D, [Q]RD6-1D, [Q]RE20-1D, [Q]RE40-1D, [Q]RE9-1D, [Q]RS-1D, [T][Q] RD6-1D, A1-1, A1-1-HPOZ, A1-1XL, R1-1, R1-1-CA, R1-1-CDO, R1-1-HPOZ, R1-1VL, R2-1, R2-1-CDO, RA-1, RD1.5-1, RD1.5-1-CDO, RD1.5-1-HPOZ, RD2-1, RD2-1-CDO, RD2-1-HPOZ, RD3-1, RD3-1-HPOZ, RE11-1, RE15-1, RE20-1, RE40-1, RE9-1, RE9-1-CDO, RS-1, **to** (T)(Q)RD5-1D-HCR, (T)(Q)RE11-1-HCR, (T)[Q]RD1.5-1D-HCR, [Q]A1-1D-HCR, [Q]A1-1XLD-HCR, [Q]R1-1D-HCR, [Q]R1-1D-HPOZ-HCR, [Q]R2-1D-HCR, [Q]R2-1D-HPOZ-HCR, [Q]RD1.5-1D-HCR, [Q]RD2-1D-HCR, [Q]RD3-1D-HCR, [Q]RD3-1D-HPOZ-HCR, [Q]RD4-1D-HPOZ-HCR, [Q]RD5-1D-HCR, [Q]RD6-1D-HCR, [Q]RE20-1D-HCR, [Q]RE40-1D-HCR, [Q]RE9-1D-HCR, [Q]RS-1D-HCR, [T][Q] RD6-1D-HCR, A1-1-HCR, A1-1-HPOZ-HCR, A1-1XL-HCR, R1-1-HCR, R1-1-CA-HCR, R1-1-CDO-HCR, R1-1-HPOZ-HCR, R1-1VL-HCR, R2-1-HCR, R2-1-CDO-HCR, RA-1-HCR, RD1.5-1-HCR, RD1.5-1-CDO-HCR, RD1.5-1-HPOZ-HCR, RD2-1-HCR, RD2-1-CDO-HCR, RD2-1-HPOZ-HCR, RD3-1-HCR, RD3-1-HPOZ-HCR, RE11-1-HCR, RE15-1-HCR, RE20-1-HCR, RE40-1-HCR, RE9-1-HCR, RE9-1-CDO-HCR, and RS-1-HCR; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Ulises Gonzalez, City Planner
ulises.gonzalez@lacity.org
(213) 978-1205

The next special meeting of the City Planning Commission will be held on **Thursday, November 17, 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.