

# COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JULY 13, 2023 AFTER 8:30 A.M.  
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC07-13-23>) by Monday, July 10, 2023.  
Compliant Day of Hearing 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.*

**CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING**

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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

**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](mailto: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.

**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. 867 9245 2913** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 295342**.

**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 (5a)**

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.

**5a. CPC-2022-8548-DB-CU-SPR-VHCA**

CEQA: ENV-2022-8549-EAF

ENV-2008-1781-EIR (SCH. No. 2008101098)

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 07-13-23

**PUBLIC HEARING** – Completed May 4, 2023

**PROJECT SITE:** 3018 – 311 South Western Avenue

**PROPOSED PROJECT:**

Construction of a five-story (64 feet, six inches) 114-unit mixed-use housing development, with four stories of residential apartments over one level of commercial space (2,500 square feet of ground floor commercial uses) and parking, and one level of below grade parking for a total of 58 residential parking spaces and four commercial spaces. The Project will be approximately 81,190 square feet in floor area with a Floor Area Ratio (FAR) of 2.87:1 on a site totaling 1.86 acres. The Project will set aside 14 units for Very Low Income households. The property is improved with a vacant one-story commercial building built in 1990 and surface parking lot, which will be demolished as part of the Project. Approximately 13,287 cubic yards of dirt will be exported from the Project site. There will be one street tree removal.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Sections 15168 and 15162, the adequacy of the project being within the scope of the South Los Angeles Community Plan Program EIR No. EIR-2008-1781-EIR (State Clearinghouse No. 2008101098); 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;
2. Pursuant to Section 12.22.A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to allow the construction of a five-story, 114-unit mixed-use housing development with 14 units for Very Low Income households, and the following requested Off Menu Incentives and Waivers of Development Standards:
  - a. Off-Menu Incentive for a 46 percent open space reduction from 11,675 square feet to 6,310 square feet otherwise required by LAMC Section 12.21 G;
  - b. Off Menu Incentive for a reduction in required Active Floor Area along the Primary Frontage to 52 percent, in lieu of the otherwise required 75 percent by the South Los Angeles Community Plan Implementation Overlay (CPIO) District Section 111-3.D.4;

- c. Off-Menu Incentive to allow vehicular access from the Primary Frontage in lieu of vehicular access only from the alley, as otherwise required by the South Los Angeles CPIO District Section 111-3.E.7;
- d. A Waiver of Development Standards to allow a five stories and 64 feet, six inches, in lieu of three stories and 45 feet, as otherwise permitted by the South Los Angeles CPIO District Section III-3.A.2;
- e. A Waiver of Development Standards to allow a maximum Floor Area Ratio (FAR) of 2.87 in lieu of 1.5:1, as otherwise permitted by the South Los Angeles CPIO District Section III-3.B-2;
- 4. Pursuant to LAMC Section 12.24.U.26, a Conditional Use Permit to allow for a 50 percent residential increase in density; and
- 5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that exceeds 50 dwelling units.

**Applicant:** Shaul Kuba 3022 South Western LA Owner (LP)  
Representative: Gary Benjamin, Alchemy Planning + Landuse

**Staff:** Sergio, Ibarra, City Planner  
[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)  
(213) 473-9985

**6. CPC-2022-724-CDP-MEL-SPP-DB-HCA**

CEQA: ENV-2022-725-CE  
Plan Area: Venice

Council District: 11 – Park  
Last Day to Act: 07-20-23

**PUBLIC HEARING** – Completed March 23, 2023

**PROJECT SITE:** 2308 – 2310 South Pisani Place

**PROPOSED PROJECT:**

Demolition of three structures (two one-story duplexes and one two-story duplex with an attached garage), the merger of two lots into one 7,800 square-foot lot and the construction of a four-story, 15,016 square-foot residential structure composed of eight residential condominium units, with one unit set aside for a Very Low Income Household and two units set aside for Low Income Households, providing a total of 12 parking spaces. The proposed Project includes the removal of five on-site non-protected trees.

**REQUESTED ACTIONS:**

- 1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Sections 15301 and 15332, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project consisting of eight residential condominium units, of which one unit will be set aside for a Very Low Income Household, and two units will be set aside for Low Income Households, with the following requested Incentives and Waivers of Development Standards:
  - a. An On-menu Incentive to allow a 11-foot increase in height to achieve a maximum height of 41 feet for a Varied Roofline and a maximum height of 36 feet for a flat roof, in lieu of 30 feet for a Varied Roofline and 25 feet for a flat roof, as otherwise required by Section 10.G.3.a of the Venice Coastal Zone Specific Plan;
  - b. An On-menu Incentive to allow a 14 foot six inch rear yard setback in lieu of a 15-foot rear yard setback, as otherwise required in the R3 Zone pursuant to LAMC Section 12.10 C.3;
  - c. An Off-menu Incentive to allow a 11 foot 11 inch front yard setback in lieu of a 15-foot front yard setback, as otherwise required in the R3 zone pursuant to LAMC Section 12.10 C.1;
  - d. A Waiver to allow seven parking stalls to be provided as standard stalls and five spaces to be provided as compact stalls in lieu of the minimum eight standard parking stalls, as otherwise required pursuant to LAMC Section 12.21 A.5(c);
  - e. A Waiver to remove tandem parking restrictions, as otherwise required by LAMC 12.21 A.5(h); and

- f. A Waiver to remove the step-back provisions for the portions of the structure greater than 25 feet, as otherwise required by Section 10.G.3.a of the Venice Coastal Zone Specific Plan;
3. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the demolition of three existing duplexes and the construction of an eight-unit residential condominium development located in the Single Permit Jurisdiction of the Coastal Zone;
4. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the Venice Coastal Zone Specific Plan; and
5. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Administrative Procedures, a Mello Act Compliance Review for the demolition of six Residential Units and the construction of eight Residential Units in the Coastal Zone.

**Applicant:** Steve and Michelle Meepos  
Representative: Brian Silveria, Brian Silveria & Associates

**Staff:** Ira Brown, City Planner  
[ira.brown@lacity.org](mailto:ira.brown@lacity.org)  
(213) 978-1453

**7. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR**

CEQA: ENV-2020-1239-EIR  
Plan Area: Hollywood

Council District: 13 – Soto-Martinez  
Last Day to Act: 08-02-23

**PUBLIC HEARING** – Completed June 13, 2023

**PROJECT SITE:** 1000 – 1006 North Seward Street;  
6565 West Romaine Street; 1003 – 1013 North Hudson Avenue

**PROPOSED PROJECT:**

Demolition of a 2,551 square-foot restaurant, 8,442 square-foot production studio, surface parking lot and one non-protected tree on site, and for the construction, use and maintenance of a nine-story, 150,458 square-foot office building on a 34,184 square-foot (0.785-acre) site. The Project includes 136,842 square feet of office uses, 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use on the roof level), including an on-site exterior dining area, and 2,464 square feet of ground floor retail uses. The proposed uses would be located within a single nine-story building (with an additional rooftop level for mechanical equipment and an outdoor tenant terrace) with a maximum height of 155 feet and would include parking within four subterranean and two above-grade parking levels. The Project will export approximately 54,111 cubic yards of material.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (PRC), the consideration and certification of the Environmental Impact Report (EIR), ENV-2020-1239-EIR, SCH No. 2020120239, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Hollywood Community Plan to change the land use designation from Medium Residential to Limited Manufacturing for the eastern portion of the Site;
5. Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District change from MR1-1 and R3-1 to (T)(Q)M1-2D;
6. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use for a full line of alcohol; and

7. Pursuant to LAMC 16.05, a Site Plan Review for a development that results in an increase of 50,000 gross square feet or more of non-residential floor area.

**Applicant:** 1000 Seward, LLC  
Representative: Edgar Khalatian, Mayer Brown, LLP

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

8. **VTT-74876-CN-1A**

CEQA: ENV-2017-506-EIR (SCH. No. 2019050010)  
Plan Area: Central City  
Related Cases: CPC-2017-505-TDR-ZV-SPPA-DD-SPR;  
ZA-2021-7053-ZAI-1A

Council District: 14 – de León  
Last Day to Act: 07-14-23

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 754 South Hope Street; 609 – 625 West 8th Street

**PROPOSED PROJECT:**

Merger and re-subdivision of three lots into one ground lot and nine airspace lots for residential and commercial condominium purposes, and above and below grade parking. A haul route for the export of approximately 89,750 cubic yards of soil is included.

**APPEAL:**

Appeals of the May 26, 2023, Advisory Agency's determination which:

1. Found, pursuant to Section 21081.6 of the Public Resources Code (PRC), that the Advisory Agency reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2017-506-EIR (State Clearinghouse No. 2019050010), dated November 18, 2021, and the Final EIR dated January 2023 (8th, Grand and Hope Project EIR), as well as the whole of the administrative record;

**CERTIFIED** the following:

- a. The 8th, Grand and Hope Project EIR has been completed in compliance with the California Environmental Quality Act;
- b. The 8th, Grand and Hope Project EIR was presented to the Deputy Advisory Agency as a decision-making body of the lead agency, and
- c. The 8th, Grand and Hope Project EIR reflects the independent judgment and analysis of the lead agency.

**ADOPTED** the following:

- a. The related and prepared 8th, Grand and Hope Project EIR Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the 8th, Grand and Hope Project EIR;
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 74876-CN for the merger and re-subdivision of three lots into one ground lot and nine airspace lots for residential and commercial condominium purposes, and above and below grade parking, as shown on map stamp-dated February 14, 2022, and a Haul Route for the export of approximately 89,750 cubic yards of soil; and
  3. Adopted the Conditions of Approval and Findings.

**Applicant:** MFA 8th Grand and Hope LLC  
Representative: Mayer Brown LLP, Edgar Khalatian

**Appellants:** 1. Richard Becher, Digital Realty

2. Supporters Alliance for Environmental Responsibility (SAFER)  
Representative: Amalia Bowley Fuentes, Lozeau Drury LLP
3. CREED LA c/o Aidan P. Marshall  
Representative: Aidan P. Marshall, Adams, Broadwell, Joseph & Cardozo

**Staff:** Polonia Majas, City Planning Associate  
[polonia.majas@lacity.org](mailto:polonia.majas@lacity.org)  
(213) 847-3625

9. **ZA-2021-7053-ZAI-1A**

CEQA: ENV-2017-506-EIR (SCH. No. 2019050010)  
Plan Area: Central City  
Related Cases: CPC-2017-505-TDR-ZV-SPPA-DD-SPR  
VTT-74864-CN-1A

Council District: 14 – de León  
Last Day to Act: 07-14-23

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 754 South Hope Street; 609 – 625 West 8th Street

**PROPOSED PROJECT:**

Construction of a 50-story mixed-use development composed of 580 residential dwelling units and up to 7,499 square feet of ground floor commercial uses on a 34,679 square-foot site. The Project would provide vehicle parking in three subterranean levels and eight above-grade levels. To accommodate the Project, an existing surface parking lot and four-story parking structure would be demolished. The building will have a maximum height of 592 feet, and a Floor Area Ratio (FAR) of 9.25:1 (554,927 square feet) and would require the export of approximately 89,750 cubic yards of soil.

**APPEAL:**

An appeal of the May 26, 2023, Zoning Administrator's Interpretation which:

1. Found, that for the proposed high-rise development, providing a recorded covenant to maintain 24-hour parking attendant(s) to serve residential parking provided in tandem configuration for multiple dwelling units is compliant with the requirement of Section 12.21 A.5(h) of the Los Angeles Municipal Code (LAMC) to provide accessible parking stalls; and
2. Found, that for the proposed high-rise development, building cut-outs functioning as outdoor common open space for development shall:
  - a. Not create floor area as defined in LAMC Section 12.03, provided that a covenant is recorded to ensure that covered common open space areas are maintained as common open space for the building's residents; and
  - b. Shall count as common open space as defined in LAMC Section 12.21 G.2(a).

**Applicant:** MFA 8th Grand and Hope LLC  
Representative: Mayer Brown LLP, Edgar Khalatian

**Appellant:** Richard Becher, Digital Realty

**Staff:** Jonathan Hershey, Associate Zoning Administrator  
[jonathan.hershey@lacity.org](mailto:jonathan.hershey@lacity.org)  
(213) 978-1212

10. **CPC-2017-505-TDR-ZV-SPPA-DD-SPR**

CEQA: ENV-2017-506-EIR (SCH. No. 2019050010)  
Plan Area: Central City  
Related Cases: VTT-74864-CN-1A; ZA-2021-7053-ZAI-1A

Council District: 14 – de León  
Last Day to Act: 07-14-23



## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 754 South Hope Street; 609 – 625 West 8th Street

### **PROPOSED PROJECT:**

Construction of a 50-story mixed-use development composed of 580 residential dwelling units and up to 7,499 square feet of ground floor commercial uses on a 34,679 square-foot site. The Project would provide vehicle parking in three subterranean levels and eight above-grade levels. To accommodate the Project, an existing surface parking lot and four-story parking structure would be demolished. The building will have a maximum height of 592 feet, and a floor area ratio of 9.25:1 (554,927 square feet) and would require the export of approximately 89,750 cubic yards of soil.

### **REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resource, the City Planning Commission shall consider the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2017-506-EIR (SCH No. 2019050010) dated November 18, 2021 the Final EIR, dated January 2023 (8th, Grand and Hope Project EIR) as well as the whole of the administrative record;
2. Pursuant to Section 14.5.6 A of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) of up to 346,853 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.25:1 FAR in lieu of the otherwise permitted 6:1 FAR;
3. Pursuant to LAMC Section 12.27, a Zone Variance to allow 60 percent of the required residential parking spaces as compact spaces, in lieu of the required minimum of one standard space for each residential unit otherwise required by LAMC Section 12.21 A.5(c), and to allow the parking of compact spaces in a tandem configuration;
4. Pursuant to LAMC Section 12.27, a Zone Variance to allow relief from providing an additional 10-inch clear space to parking stall widths when adjoined on their longer dimension by an obstruction, as otherwise required by LAMC Section 12.21 A.5(a)(1)(ii);
5. Pursuant to LAMC Section 12.27, a Zone Variance to allow reduced drive aisle widths of 24 feet in lieu of the required drive aisle width pursuant to LAMC Section 12.21 A.5(a);
6. Pursuant LAMC Section 11.5.7 E, a Specific Plan Project Adjustment for a Director's Determination for an Alternative Design to allow a deviation from the Ground Floor Treatment regulations in Section 4 of the Downtown Design Guide to allow 47 percent street frontage along Hope Street, 35 percent street frontage along Grand Avenue, and 67 percent frontage along 8th Street to accommodate active uses in lieu of the minimum required 75 percent;
7. Pursuant to LAMC Section 11.5.7 E, a Specific Plan Project Adjustment for a Director's Determination for an Alternative Design to allow a deviation from Section 3 of the Downtown Design Guide to allow: building and balcony projections of up to nine feet into the three-foot average sidewalk easement area (variable easement from 1.5 to nine feet in width along Hope Street), in lieu of a maximum five foot projection into a sidewalk easement; to allow building projections of up to 19 feet into the seven-foot average sidewalk easement (variable easement from 3.5 to 21 feet in width) along Grand Avenue, in lieu of a maximum five-foot projection; and to allow projections to begin at an elevation of 25 feet above the sidewalk along Hope Street and Grand Avenue, in lieu of a minimum of 40 feet above the sidewalk;
8. Pursuant to LAMC Section 12.21 G.3, a Director's Decision to allow 79 trees to be planted on-site in lieu of the otherwise required 145 trees pursuant to LAMC Section 12.21 G.2(a)(3), and to allow an in-lieu fee to be paid pursuant to LAMC Section 62.177 for the remaining 66 required on-site trees; and
9. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in net increase of 50 or more dwelling units.

**Applicant:** MFA 8th Grand and Hope LLC  
Representative: Mayer Brown LLP, Edgar Khalatian

**Staff:** Polonia Majas, City Planning Associate

11. **CPC-2022-1048-DB-HCA**

Council District: 13 – Soto-Martinez

CEQA: ENV-2022-1049-SCEA

Last Day to Act: 07-14-23

Plan Area: Hollywood

Related Case: AA-2019-476-PMEX

**PUBLIC HEARING** – Completed May 23, 2023

**PROJECT SITE:** 6422 West Selma Avenue; 1540 – 1552 North Wilcox Avenue

**PROPOSED PROJECT:**

Demolition of an existing one-story storage building and the partial demolition and conversion of an existing historic one-story commercial building for the construction, use, and maintenance of a new 15-story residential building with 45 units, with six units reserved for Very Low Income households. The Project proposes to provide 36 vehicle parking spaces. The Project also involves a lot line adjustment for minor internal lot boundary adjustments, to be reviewed under a separate ministerial process.

**REQUESTED ACTIONS:**

1. Pursuant to California Public Resource Code Section 21155.2, an exemption from CEQA, the Sustainable Communities Environmental Assessment (SCEA) prepared for the Project (ENV-2022-1049-SCEA), as well as the whole of the administrative record;
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 45 residential units, of which a minimum of six will be set aside for Very Low Income households, and requesting the following On-Off Menu Incentives and Waivers of Development Standards:
  - a. An On-Menu Incentive to allow a rear yard setback of 18 feet five inches in lieu of the otherwise required 20 feet;
  - b. An On-Menu Incentive to allow a 20 percent reduction in the required amount of open space;
  - c. An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 4.5:1 in lieu of the otherwise permitted 3:1;
  - d. A Waiver of Development Standards to allow a northerly side yard setback of zero feet in lieu of the otherwise required 17 feet;
  - e. A Waiver of Development Standards to allow an easterly side yard setback of zero feet in lieu of the otherwise required 17 feet;
  - f. A Waiver of Development Standards to allow a westerly side yard setback of zero feet in lieu of the otherwise required 17 feet; and
  - g. A Waiver of Development Standards to allow a drive aisle width of 23 feet five inches in lieu of the otherwise required 27 feet four inches and to waive the requirement for the required column clearance distance of 10 inches.

**Applicant:** 1550 Wilcox Owner, LLC  
Representative: Dana Sayles, ThreeSixty

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

**\*\*ITEM NO. 12 WILL BE HEARD AFTER 12:00 P.M.\*\***



**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 550 South Union Avenue;  
1701, 1709, 1715, 1717 and 1717 1/2 West 6th Street

**PROPOSED PROJECT:**

Construction, use, and maintenance of a seven-story, mixed-use building containing approximately 105,620 square-feet of floor area, comprised of 13,046 square-feet of commercial floor area and 88,398 square-feet of residential floor area, on a 29,058 square-foot site, resulting in a Floor Area Ratio (FAR) of 3.63:1. The Project includes the demolition of two, one-story commercial buildings and a surface level parking lot. The Project will include 100 dwelling units, 10 of which will be reserved for Extremely Low Income Households. The building will rise to a maximum height of approximately 92 feet. A total of 72 vehicle parking spaces, 125 long-term bicycle parking spaces, and 32 short-term bicycle parking spaces will be provided within the subterranean parking garage, the ground floor, and the second floor. The Project includes 16,478 square-feet of open space, consisting of a 2,066 square-foot gym on the second floor, a 4,466 square-foot courtyard and a 977 square-foot community hall on the third floor, a 7,219 square-foot roof deck, and 1,750 square-feet of private open space. Additionally, the Project requires the export of 21,400 cubic yards of earth and the removal of one non-protected tree on-site with a trunk diameter greater or equal to eight inches.

**APPEAL:**

Appeals of the December 23, 2022, Director of Planning's determination which:

1. Determined that, based on the whole of the administrative record, 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, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 project with a total of 100 dwelling units, of which 10 units will be reserved for Extremely Low Income Households for a period of 55 years, along with the following Base and Additional Incentives:

**Base Incentives:**

- a. Density. Increase the maximum number of dwelling units by 37 percent to allow a maximum residential density of 100 units in lieu of the 73 dwelling units otherwise allowed.
- b. Floor Area Ratio (FAR). An increase in the FAR to 3.63:1 in lieu of the 1.5:1 FAR in the C2-1 Zone; and
- c. Parking. Provide automobile parking at a ratio of 0.5 parking spaces per residential unit and a 30 percent reduction in non-residential parking for a mixed-use project to allow for a minimum of 50 residential vehicle parking spaces and 22 non-residential parking spaces, in lieu of the 110 residential vehicle parking spaces and 26 non-residential parking spaces otherwise required.

**Additional Incentives:**

- d. Setbacks. Utilization of RAS3 yard setback requirements for the residential portion of a TOC project in the C2-1 Zone;
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Benbaroukh, LLC  
Representative: Ugonna Mbelu, Icon & Ikon, Inc.

**Appellants:** 1. Enrique Velasquez, Coalition for an Equitable Westlake MacArthur Park  
2. Carlos Rene Marroquin Cabrera

3. Laura Guido
4. Vilma Yaneth Cabrera Lopez and Santos Oxlaj Hernandez
5. Supporters Alliance for Environmental Responsibility (SAFER)  
Representative: Richard Drury, Lozeau Drury, LLP

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

The next regular meeting of the City Planning Commission  
will be held on **Thursday, July 27, 2023 at 8:30 a.m.**

Van Nuys City Hall  
Council Chamber, 2nd Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

#### **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](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.