

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, DECEMBER 7, 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/CPC12-7-23>) by Monday, December 4, 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.

Samantha Millman, President
Monique Lawshe, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Ilissa Gold, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Jacob Noonan, Commissioner
Elizabeth Zamora, 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 II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

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/81516261936> AND USE MEETING ID: 815 1626 1936 AND PASSCODE 333307. Members of the public who wish to participate in the meeting and offer verbal public comment remotely 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. 815 1626 1936** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 333307**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

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 are to 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. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. 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 described in this notice, 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

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 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. 815 1626 1936** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 333307**.

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-2022-7482-DB-HCA**

CEQA: ENV-2022-7483-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 12-07-23

PUBLIC HEARING – Completed June 12, 2023

PROJECT SITE: 12701 – 12711 West Washington Place

PROPOSED PROJECT:

Construction of a new five-story, 56-foot, mixed-use structure consisting of 34 dwelling units (including three Very Low Income Units) and 2,100 square feet of ground floor commercial use. The Project will be approximately 28,490 square feet with a Floor Area Ratio (FAR) of approximately 3:1. The Project will provide 31 residential and seven commercial vehicular parking spaces in a ground floor garage and two subterranean parking levels. The Project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two one-story commercial buildings that will be demolished. No Protected or Significant Trees are located on the property. The Project proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 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; and
2. Pursuant to Section 12.22 A.25 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 34 units, reserving three units for Very Low Income Household Occupancy for a period of 55 years, with the following Off-Menu Incentives:
 - a. An Off-Menu Incentive to permit an FAR of 3:1 in lieu of 1.5:1 as otherwise permitted in the C2-1 Zone; and
 - b. An Off-Menu Incentive to permit a portion (350 square feet) of the required loading space to project into the required driveway access.

Applicant: Bob Halavi, Creative Properties, LLC
Representative: Armin Gharai, GA Engineering, Inc.

Staff: Esteban Martorell, Planning Assistant
esteban.martorell@lacity.org
(213) 978-1303

6. [CPC-2022-9266-CU](#)

CEQA: ENV-2004-1950-EIR-ADD5
Plan Area: Northeast Los Angeles

Council District: 14 – de Leon
Last Day to Act: 12-07-23
Continued from: 10-12-23; 10-26-23
11-02-23

PUBLIC HEARING – Completed June 27, 2023

PROJECT SITE: 1590 North Eastlake Avenue; 1425 – 1501 North San Pablo Street;
1540 – 1580 East Alcazar Street

PROPOSED PROJECT:

Construction of a new seven-story, 143.5 feet in-height, multi-discipline research facility (USC Discovery and Translation Hub) proposed to be developed on the westerly portion of the USC Health Sciences Campus. The proposed building would contain two subterranean levels and comprise approximately 201,292 square feet of floor area. The proposed use would accommodate over 84 researchers and would support both "wet" (bench) and "dry" (computational) laboratory research.

REQUESTED ACTIONS:

1. Pursuant to California Exemption Quality Act (CEQA) Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in previously certified Environmental Impact Report (EIR) Case No. ENV-2004-1950-EIR, certified in August 2006 and as supported by the fifth Addendum dated September 2023, no major revisions are required to the EIR, and no subsequent EIR or negative declaration is required for approval of the Project; and
2. Pursuant to Section 12.24 U.14 of the Los Angeles Municipal Code, a Major Conditional Use Permit to permit the development of 201,292 square feet of nonresidential floor area in the C2 Zone.

Applicant: Bryan Eck, University of Southern California
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac

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

7. [CPC-2023-1539-DB-VHCA](#)

CEQA: ENV-2023-1540-SCEA
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 01-22-24

PUBLIC HEARING – Completed November 20, 2023

PROJECT SITE: 1201 North Gower Street; 6121 West Lexington Avenue

PROPOSED PROJECT:

Partial maintenance and partial demolition of an existing multi-family residential complex for the construction of a new eight-story multi-family residential building with 108 new residential units, resulting in a total of 152 units (equal to a net increase of 80 units). 16 units will be set aside for Very Low Income households and two units will be set aside for Low Income households. The Project will provide a total of 99 vehicle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code Section (PRC) 21155.2(b), in consideration of the whole of the administrative record, the Sustainable Communities Environmental Assessment No. ENV-2023-1540-SCEA (SCEA), Findings pursuant to PRC 21155.2, and the Mitigation Monitoring Program;
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 a total of 152 residential

units (including 108 new units and 44 existing units to remain), of which a minimum of 16 will be set aside for Very Low Income households, and with the following Off-Menu Incentives and Waivers of Development Standards:

- a. An Off-Menu Incentive to permit parking stall widths of eight feet six inches without a 10-inch increase where obstructions occur on either side of the longer dimension;
- b. An Off-Menu Incentive to permit vehicle ingress and egress along a designated Collector roadway;
- c. An Off-Menu Incentive to allow 10,181 square feet of open space in lieu of the otherwise required 13,575 square feet of open space;
- d. A Waiver to allow a maximum Floor Area Ratio (FAR) of 3.12:1 in lieu of the otherwise permitted 3:1;
- e. A Waiver of Development Standards to allow a maximum building height of 95 feet in lieu of the otherwise permitted height;
- f. A Waiver of Development Standards to allow an easterly side yard setback of zero feet in lieu of the otherwise required 11 feet;
- g. A Waiver of Development Standards to allow a westerly side yard setback of zero feet in lieu of the otherwise required 20 feet; and
- h. A Waiver of Development Standards to allow a rear yard setback of five feet in lieu of the otherwise required 15 feet.

Applicant: CLG Gower LLC
Representative: Matthew Hayden, Hayden Planning

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

8. CPC-2023-4250-DB-HCA

CEQA: ENV-2023-4251-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park
Last Day to Act: 12-17-23

PUBLIC HEARING – Completed October 3, 2023

PROJECT SITE: 2662 – 2668 South Barrington Avenue

PROPOSED PROJECT:

Demolition of two existing single family homes and the construction, use, and maintenance of a new 27,313 square foot, five-story, 55 feet and six inches in height residential building. The Project would provide a total of 21 dwelling units with three units set aside for Very Low Income Households. A total of 39 vehicle parking spaces will be provided within an at-grade and subterranean parking levels.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (Urban Infill), 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; and
2. Pursuant to 12.22 A.25(g) of the Los Angeles Municipal Code, a Density Bonus for a housing development project consisting of 21 dwelling units, of which three units will be set aside for Very Low Income Households, and requesting the following On- and Off-Menu Incentives:
 - a. An On-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 3.54:1 in lieu of the otherwise permitted 3:1 FAR in the R3-1 Zone;
 - b. An On-Menu Incentive to allow a 20 percent side yard setback reduction to allow a side yard setback of six feet and five inches in lieu of the otherwise required eight-feet in the R3-1 Zone; and
 - c. An Off-Menu Incentive to allow a maximum building height of 55 feet and six inches in lieu of the otherwise allowed 45 feet in the R3-1 Zone and to allow increased height for portions of the building that are within 50 feet of an R1-zoned lot.

Applicant: 2662 and 2668 South Barrington Avenue, LLC
Representative: Jake Heller, JDJ Consulting Group

Staff: Stephanie Escobar, City Planning Associate
stephanie.escobar@lacity.org
(213) 978-1492

9. CPC-2021-2642-SP

Council District: 1 – Hernandez

CEQA: ENV-2021-2643-EIR

Last Day to Act: 02-01-24

Plan Area: Downtown (Central City North); Northeast Los Angeles;
Silver Lake – Echo Park – Elysian Valley

PUBLIC HEARING – Completed September 27, 2023

PROJECT SITE:

The Project Area comprises the entire area within the boundaries of the existing Cornfield Arroyo Seco Specific Plan (CASP), which includes approximately 1,600 assessor's parcels and approximately 600 acres (1.0 square mile) of land. The Project Area is located to the northeast of Downtown Los Angeles and is generally bordered by the communities of Chinatown to the west, Lincoln Heights to the east, and Cypress Park to the north. Thoroughfares include North Figueroa Street at the north, North Spring Street and North Main Street at the south, and North Avenue 19 and North San Fernando Road near the center portion of the Project Area. The Los Angeles River, Arroyo Seco, Interstate 5, State Route 110, and Metro A Line (formally L Line and Gold Line) pass through the Project Area, which also includes the Los Angeles State Historic Park.

PROPOSED PROJECT:

The Proposed Project is an update of the Cornfield Arroyo Seco Specific Plan (CASP). The Proposed Project replaces the existing CASP (Existing CASP) with a new Specific Plan (Proposed CASP) that includes revised zoning regulations, incentives, and boundaries, for the purpose of encouraging affordable, mixed-income, and permanent supportive housing production. The Proposed Project strengthens the CASP's affordable housing requirements, including the recalibration of the CASP's current incentive zoning system; establishes a new Community Benefits Program that incentivizes new publicly-accessible open space and community facilities; includes provisions that facilitate the production of new 100 percent affordable housing and permanent supportive housing on public land; increases the zoning capacity for housing in targeted areas; and adopts a modernized zoning system based on the City's New Zoning Code.

REQUESTED ACTIONS:

1. Conduct a public hearing on the Proposed Project as described in this Staff Recommendation Report;
2. Approve the Staff Recommendation report as the Commission Report;
3. Approve and Recommend that the City Council adopt the Findings in the Staff Recommendation Report;
4. Recommend that the City Council instruct the Director of City Planning to amend the Environmental Protection Measures (EPMs) pursuant to Division 4C.12 (Environmental Protection) of the New Zoning Code as appropriate to implement the MMP;
5. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report (EIR) (City EIR No. ENV-2021-2643-EIR and State Clearinghouse No. 2021040206), as shown in Exhibit A.5, and direct staff to prepare a Final EIR, EIR findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration;
6. Recommend the City Council adopt the Resolution in Exhibit A to certify a Final EIR, adopt EIR findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program;
7. Approve and Recommend that the Mayor approve and the City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and City Charter Section 555, the Resolution in Exhibit A to amend the General Plan as follows:

- a. Amend the Downtown and Northeast Los Angeles Community Plan Maps, as shown in Exhibits A.2 and A.3; and
- b. Amend the Citywide General Plan Framework Element, as shown in Exhibit A.4;
8. Approve and Recommend that the City Council adopt, pursuant to LAMC Sections 12.04 and 12.32 and City Charter Section 558, the proposed ordinance to amend the Zoning Map, as shown in Exhibit B.2;
9. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 and City Charter Section 558, the proposed ordinance to repeal the existing Cornfield Arroyo Seco Specific Plan and to establish the proposed Cornfield Arroyo Seco Specific Plan, as shown in Exhibit B.1;
10. Approve and Recommend that the City Council adopt the New Zoning Code Ordinance to amend Chapter 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new regulations to Division 8.3 (Special Districts) of Article 8, as shown in Exhibit C.1, and Amend the accompanying Zoning Code Maps established in Division 1.5 (Zoning Code Maps) of Article 1 of the New Zoning Code, as shown in Exhibit C.2;
11. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32.S and City Charter Section 558, the proposed ordinance to amend the Cypress Park and Glassell Park Community Design Overlay (CDO) boundaries, as shown in Exhibit B.3;
12. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 and City Charter Section 558, the proposed ordinance to rescind the CASP Floor Area Payment Trust Fund, as shown in Exhibit B.4; and
13. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A, A.1, A.2, A.3, A.4, and A.5) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6, and the proposed zoning ordinances (Exhibit B.1, B.2, B.3, B.4, C.1, and C.2) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32;

Applicant: City of Los Angeles

Staff: Michael Sin, City Planner
michael.sin@lacity.org
 (213) 978-1345

10. [DIR-2022-6375-TOC-WDI-VHCA-1A](#)
 CEQA: ENV-2022-6376-CE
 Plan Area: Hollywood

Council District: 13 – Soto-Martinez
 Last Day to Act: 01-02-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1212 North Orange Drive

PROPOSED PROJECT:

Construction, use, and maintenance of a new four-story, 14,328 square-foot, eight-unit apartment building measuring approximately 41 feet in height; it also proposes one attached Accessory Dwelling Unit (ADU) that is subject to separate ministerial review. The Project will provide 963 square-feet of usable open space, along with 16 vehicle parking spaces in one level of subterranean parking. The Project includes a request for a Waiver of Dedication and/or Improvement to waive the required six-foot dedication along Orange Drive.

APPEAL:

Appeal of the October 4, 2023, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Community (TOC) Affordable Housing Incentive Program for a Tier 2 project with a total of eight dwelling units (and one Accessory Dwelling Unit subject to ministerial review), of which one will be reserved for Extremely Low Income Households for a period of 55 years:

Base Incentives:

- a. Density. A 60 percent increase in density to permit a base of eight dwelling units in lieu of five;
- b. Floor Area Ratio (FAR). A 4.7 percent increase in FAR to permit a 3.14:1 FAR in lieu of 3:1; and
- c. Parking. One parking space per unit in lieu of the two spaces per unit otherwise required.

Additional Incentives:

- a. Side Yard Setback. A 21 percent reduction in the southerly side yard setback to permit five feet, six inches in lieu of the seven feet otherwise required;
 - b. Height. An 11-foot increase to the building height to permit a maximum height of 41 feet in lieu of the maximum 30 feet otherwise permitted; and
 - c. Open Space. A 20 percent reduction in usable open space to permit a minimum of 960 square feet in lieu of the 1,200 square feet otherwise required;
3. Approved, pursuant to LAMC Section 12.37 I.2, a Waiver of Dedication and/or Improvement to allow a six-foot sidewalk easement in lieu of the required six-foot dedication along Orange Drive;
 4. Denied, pursuant to LAMC Section 12.37 I.2, a Waiver of Dedication and/or Improvement for the replacement of the existing curb along the easterly side of Orange Drive; and
 5. Adopted the Conditions of Approval and Findings.

Applicant/

Appellant: Houshmand Lalepour, Venicci Investment Group, Inc.
Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell LLP

Staff: Dylan Lawrence, City Planning Associate
dylan.lawrence@lacity.org
(213) 978-1182

11. [VTT-82764-1A](#)

CEQA: ENV-2019-5591-EIR

Plan Area: Hollywood

Related Case: ZA-2019-5590-ZV-TOC-SPR-1A

Council District: 13 – Soto-Martinez

Last Day to Act: 12-07-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 1520 – 1542 North Cahuenga Boulevard; 1523 – 1549 North Ivar Avenue;
6350 West Selma Avenue

PROPOSED PROJECT:

Merger and re-subdivision of a 1.55-acre (67,581 square-foot) site into one ground lot and for commercial condominium purposes; and a Haul Route for the export of up to 69,333 cubic yards of soil.

APPEAL:

An appeal of the September 15, 2023, Deputy Advisory Agency's determination which:

1. Pursuant to Public Resources Code (PRC) Sections 21082.1(c) and 21081.6, the Advisory Agency reviewed and considered the information contained in the Environmental Impact Report prepared for the Project, which includes the Draft EIR, ENV-2019-5591-EIR (SCH No. 2020110295), dated September 2022, the Final EIR, dated August 2023, and Erratum, dated August 2023 (The Artisan Hollywood Project EIR), as well as the whole administrative record;

CERTIFIED the following:

- a. The Artisan Hollywood Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);

- b. The Artisan Hollywood Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The Artisan Hollywood Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED the following:

- a. The related and prepared Artisan Hollywood Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Artisan Hollywood Project EIR.
2. Approved, pursuant to LAMC Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82764 (stamped map, dated September 19, 2019) for the merger and re-subdivision of a 1.55-acre (67,581 square-foot) site into one ground lot and for commercial condominium purposes; and a Haul Route for the export of up to 69,333 cubic yards of soil.
 3. Adopted the Conditions of Approval and Findings.

Applicant: Mark Laderman, Artisan Ventures
Representative: Todd Nelson, Rand, Paster & Nelson, LLP

Appellant: Leo Mellace, The Sound Factory

Staff: Erin Strellich, City Planning Associate
erin.strellich@lacity.org
(213) 847-3626

12. ZA-2019-5590-ZV-TOC-SPR-1A

CEQA: ENV-2019-5591-EIR
Plan Area: Hollywood
Related Case: VTT-82764-1A

Council District: 13 – Soto-Martinez
Last Day to Act: 12-07-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 1520 – 1542 North Cahuenga Boulevard; 1523 – 1549 North Ivar Avenue;
6350 West Selma Avenue

PROPOSED PROJECT:

The Artisan Hollywood Project (Project) proposes the demolition of an existing surface parking area located in the northeast portion of the Project Site, to allow for the development of a 25-story, 286-foot-tall building that would include 260 residential units (including 26 units restricted for Extremely Low Income households), 6,790 square feet of ground floor commercial space, and vehicular parking within four subterranean and two above-grade parking levels. The Project would result in a total of 300,996 square feet of floor area, including six existing commercial buildings that have a combined floor area of 33,828 square feet, on a 1.55-acre site, for a maximum floor area ratio (FAR) of up to 4.5:1.

APPEAL:

An appeal of the September 26, 2023, Zoning Administrator's determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Artisan Hollywood Project Environmental Impact Report (EIR) No. ENV-2019-5591-EIR, State Clearinghouse No. 2020110295, certified on September 15, 2023, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Dismissed, pursuant to Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance to permit off-site parking for the Project Site's existing commercial uses by lease in lieu of covenant during construction of the Project, as the Variance is found not necessary,

pursuant to California Government Code Section 65863.2 (AB 2097) which prohibits the City from implementing or enforcing any minimum automobile parking requirements for the Project;

3. Approved, pursuant to LAMC Section 12.22 A.31, a 50 percent increase in Floor Area Ratio (FAR) from 3:1 to 4.5:1 consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 project with a total of 260 dwelling units, including 26 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, with the following one Additional Incentive:
 - a. Yards/Setbacks. Permit the utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone; thereby permitting minimum five-foot side yard setbacks for the first residential story, consistent with LAMC Section 12.10.5 C, in lieu of the 16 feet otherwise required for a 25-story residential building by LAMC Section 12.11 C.2;
4. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Mark Laderman, Artisan Ventures
Representative: Todd Nelson, Rand, Paster & Nelson, LLP

Appellant: Leo Mellace, The Sound Factory

Staff: Erin Strellich, City Planning Associate
erin.strellich@lacity.org
(213) 847-3626

The next regular meeting of the City Planning Commission
will be held on **Thursday, December 14, 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. 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.