

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 11, 2024 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 (<http://tinyurl.com/CPC1-11-24>) by Monday, January 8, 2024. 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
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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/82470646279> AND USE MEETING ID: 824 7064 6279 AND PASSCODE 176851. 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. 824 7064 6279** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 176851**. 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 and appellants 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
- Recognition of Commission President Samanta Millman (to take place at the close of the meeting)

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. 824 7064 6279** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 176851**.

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. CPC-2022-9266-CU

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

Council District: 14 – de Leon
Last Day to Act: 01-11-24
Continued from: 10-12-23;10-26-23
11-02-23; 12-14-23

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-2016-2905-CPU-M1](#)
CEQA: ENV-2016-2906-EIR
Plan Area: Boyle Heights
Related Cases: CPC-2014-1582-CA; CPC-2016-2905-CPU

Council District: 14 – de Leon
Last Day to Act: 02-10-24

PUBLIC HEARING REQUIRED

PROJECT SITE:

The Boyle Heights Community Plan Area (CPA) is located immediately east of Downtown Los Angeles and the Los Angeles River and rail corridor and encompasses an area of approximately 4,271 acres (approximately 6.67 square miles). The Boyle Heights CPA is roughly bounded by the San Bernardino Freeway (I-10 Freeway) and Marengo Street to the north, the Union Pacific and Santa Fe Railroad lines to the south, Indiana Street to the east, and the Los Angeles River to the west. The southern and eastern borders of the CPA align with the city limits of Los Angeles adjoining the City of Vernon located to the south and the unincorporated community of East Los Angeles located to the east of the CPA, with a small area of the Southeast corner of the CPA aligning with the City of Commerce. Located to the north are the Los Angeles communities of Lincoln Heights, El Sereno, and Ramona Gardens, and located to the west are the industrial districts and public facilities of Downtown, which includes the Arts District. The location of the City Council's approved modifications is an industrial district that is generally bounded by the 101 Freeway to the north, Mission Road, Utah St and Clarence St to the east, 7th Street to the South, and the Los Angeles River and Myers Street to the west.

PROPOSED PROJECT:

Boyle Heights Community Plan Update

REQUESTED ACTIONS:

1. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report ENV-2016-2905-EIR (State Clearinghouse No. 2016091010) in its determination approving the modifications to the Proposed Plan (Alternative 3 in the DEIR) and transmit the EIR to the City Council for certification;
2. Recommend that the City Council find that the approved and recommended modifications do not constitute significant new information under CEQA Guidelines Section 15088.5 and certify and adopt the Environmental Impact Report ENV-2016-2905-EIR (State Clearinghouse No. 2016091010) in its determination approving the Recommended Plan, as modified (Alternative 3 in the DEIR);
3. Conduct a public hearing on the Council's modifications to the Proposed Plan acted upon by the CPC on April 20, 2023, as described in this Staff Recommendation Report;
4. Approve and Recommend that the Mayor approve and the City Council adopt the attached modifications to the Boyle Heights Community Plan Resolution, Community Plan (Policy Document), the General Plan Land Use Change Maps and Matrices, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes (see Exhibits A.1, A.2, A.3, A.4, and A.5), amending the Boyle Heights Community Plan and Framework Element as part of the General Plan Elements of the City of Los Angeles;
5. Authorize the Director of Planning to present the resolution, Community Plan (Policy Document) and General Plan Amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter;
6. Approve this Staff Recommendation Report as a portion of the Commission Report and reaffirm the Commission's prior April 20, 2023 approval, except where superseded by this report; and
7. Approve and Recommend that the City Council Adopt the Findings, as modified, and direct staff to prepare additional environmental findings for City Council Consideration.

Applicant: City of Los Angeles

Staff: Andrew Pasillas, City Planner
andrew.pasillas@lacity.org
(213) 978-1518

8. [CPC-2023-4983-DB-PHP-HCA](#)
CEQA: ENV-2023-4984-CE
Plan Area: Hollywood

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

PUBLIC HEARING – Completed December 12, 2023

PROJECT SITE: 1346 North Fairfax Avenue

PROPOSED PROJECT:

Demolition of an existing one-story single-family dwelling and the construction of a new, approximately 14,143 square foot, 44 feet in height, 100 percent affordable four-story residential apartment building containing 26 residential units with 20 units set aside for Low Income Households, five units set aside for Moderate Income Households and one manager's unit, utilizing the State Density Bonus Program. The Project does not propose vehicular or bicycle parking and no Open Space is provided. The Project proposes the removal of six non-protected on-site trees. One existing street tree is not proposed for removal and will be maintained.

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;
2. Pursuant to Section 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 26 dwelling units, of which 20 units will be set aside for Low Income Households and five units will be set aside for Moderate Income Households, and requesting the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 1.995:1 in lieu of the otherwise permitted 0.45:1 in the R1-1 Zone;
 - b. An Off-Menu Incentive to allow a 100 percent reduction in required Open Space;
 - c. An Off-Menu Incentive to allow a 29 percent northerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
 - d. An Off-Menu Incentive to allow a 100 percent reduction in the required Bicycle parking requirements;
 - e. A Waiver of Development Standard to allow a 29 percent southerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
 - f. A Waiver of Development Standard for a reduction in the Building Line 15 feet required to 10 feet;
 - g. A Waiver of Development Standard from an Encroachment Plane requirement pursuant to LAMC 12.08.C.5;
 - h. A Waiver of Development Standard from a R1 Zone Side Wall Plane Break requirement pursuant to LAMC Section 12.08.2; and
 - i. A Waiver of Development Standard from Roof Deck Setback requirement pursuant LAMC Section 12.08.C.2.

Applicant: Jason Grant, Local Development

Staff: Chi Dang, City Planner
chi.dang@lacity.org
(213) 978-1307

9. [CPC-2023-5116-DB-PHP-HCA](#)
CEQA: ENV-2023-5117-CE
Plan Area: Hollywood

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

PUBLIC HEARING – Completed December 12, 2023

PROJECT SITE: 1332 North Fairfax Avenue

PROPOSED PROJECT:

Demolition of an existing one-story single-family dwelling and the construction of a new, approximately 14,111 square foot, 45 feet in height, 100 percent affordable four-story residential apartment building containing 26 residential units with 20 units set aside for Low Income Households, five units set aside for Moderate Income Households and one manager's unit, utilizing the State Density Bonus Program. The Project does not propose vehicular or bicycle parking and no Open Space is provided. The Project proposes the removal of seven non-protected on-site trees. One existing street tree is not proposed for removal and will be maintained.

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;
2. Pursuant to Section 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 26 dwelling units, of which 20 units will be set aside for Low Income Households and five units will be set aside for Moderate Income Households, and requesting the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 2.032:1 in lieu of the otherwise permitted 0.45:1 in the R1-1 Zone; and
 - b. An Off-Menu Incentive to allow a reduction in the Building Line 15 feet required to 10 feet;
 - c. An Off-Menu Incentive to allow a 29 percent northerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
 - d. An Off-Menu Incentive to allow a 29 percent southerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
 - e. A Waiver of Development Standards to allow a 100 percent reduction in the required Bicycle parking;
 - f. A Waiver of Development Standard for a 100 percent reduction in required Open Space;
 - g. A Waiver of Development Standard from an Encroachment Plane requirement pursuant to LAMC 12.08.C.5;
 - h. A Waiver of Development Standard from a R1 Zone Side Wall Plane Break requirement pursuant to LAMC Section 12.08.2; and
 - i. A Waiver of Development Standard from a Roof Deck Setback requirement pursuant to LAMC Section 12.08.C.2.

Applicant: Jason Grant, Local Development

Staff: Chi Dang, City Planner
chi.dang@lacity.org
(213) 978-1307

10. [DIR-2022-2279-TOC-SPR-VHCA-1A](#)
CEQA: ENV-2022-2280-SCEA
Plan Area: Wilshire

Council District: 5 – Yaroslavsky
Last Day to Act: 01-11-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1022 – 1066 South La Cienega Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a new 24-story mixed-use residential and commercial building with 290 units, including 29 units reserved for Extremely Low Income households, and approximately 4,100 square feet of commercial space on the ground floor. The Project proposes to provide 412 vehicle parking spaces.

APPEAL:

Appeal of the September 21, 2023, Director of Planning's determination which:

1. Found, based on the whole of the record and in my independent judgment, the Project was analyzed in the Sustainable Communities Environmental Assessment No. ENV-2022-2280-SCEA ("SCEA") adopted by the City Council on November 22, 2022, and adopted the mitigation measures and Mitigation Monitoring Program for the Project;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 45 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following one additional incentive for a qualifying Tier 3 project totaling 290 dwelling units, reserving a minimum of 29 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Yards/Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone;
3. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units; and
4. Adopted the Conditions of Approval and Findings.

Applicant: 1050 La Cienega, LLC
Representative: Dave Rand, Rand Paster Nelson LLP

Appellants:

1. Creed LA
Representative: Aidan P. Marshall, Adams Broadwell Joseph & Cardozo
2. Friends of South Carthay
Representative: Jamie T. Hall, Channel Law Group, LLP
3. Andrew Marton
4. Elana Shrira

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

The next regular meeting of the City Planning Commission will be held on **Thursday, January 25, 2024 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.