

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MARCH 14, 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/CPC-3-14-24>) by Monday, March 11, 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.

Monique Lawshe, President
Elizabeth Zamora, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Ilissa Gold, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Michael Newhouse, Commissioner
Jacob Noonan, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, 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/8485228227> AND USE MEETING ID: 848 5228 2227 AND PASSCODE 480332. 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. 848 5228 2227** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 480332**. 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. 848 5228 2227** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 480332**.

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: 03-14-24
Continued from: 10-12-23; 10-26-23
11-02-23; 12-14-23
01-11-24

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-2023-2058-CU-DB-MCUP-CUW-SPR-VHCA](#)

CEQA: ENV-2023-2059-SCEA

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

Last Day to Act: 03-24-24

Continued From: 02-08-24

PUBLIC HEARING – Completed November 28, 2023

PROJECT SITE: 400, 406, 410, 414, 418, 420, 424, 426, 432 South San Vicente Boulevard

PROPOSED PROJECT:

Demolition of the Beverly Plaza Shopping Center, which consists of a two-story commercial strip mall and surface parking and one adjacent commercial building with a combined 22,494 square feet of floor area for the construction, use, and maintenance of an eight-story (100 feet above grade), mixed-use building with 126 residential dwelling units, and 11,615 square feet of ground floor commercial restaurant uses. The Proposed Project will encompass a total floor area of 208,901 square feet resulting in a Floor Area Ratio (FAR) of 6.3:1. Fifteen percent of the Proposed Project's base density (14 dwelling units) will be deed restricted for Very Low Income Households. The Proposed Project will include three levels of subterranean parking with 153 vehicle parking spaces and 109 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code Section (PRC) 21155.2(b), in consideration of the whole of the administrative record, adopt the Sustainable Communities Environmental Assessment No. ENV-2023-2059-SCEA (SCEA), adopt Findings pursuant to PRC 21155.2, and adopt the Mitigation Monitoring Program;
2. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25. The Project seeks a density bonus increase of 37.5 percent to permit 126 dwelling units with 14 Very Low Income restricted affordable units;
3. Pursuant to Los Angeles Municipal Code Section 12.22 A.25, a Density Bonus Compliance Review to permit a mixed-use development project consisting of a total of 126 dwelling units of which a minimum of 14 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 208,901 square feet of floor area (6.3:1 FAR) in lieu of 50,121 square feet of floor area (1.5:1 FAR);
 - b. An Off-Menu Incentive to permit a height of eight stories and 100 feet in lieu of three stories and 45 feet otherwise permitted in the C2-1VL-O Zone;
 - c. An Off-Menu Incentive to permit a zero-foot rear yard in lieu of 20 feet required by LAMC Section 12.11 C.3;
 - d. A Waiver of Development Standard to waive the transitional height limits otherwise required in LAMC Section 12.21.1.A.10;
 - e. A Waiver of Development Standard for an open space reduction to permit 6,200 square feet of open space in lieu of 16,575 square feet of open space required by LAMC Section 12.21 G.2; and
 - f. A Waiver of Development Standard to provide a 680 square-foot loading zone with a maximum clear height of 12 feet in lieu of 809 square feet with a maximum clear height of 14 feet required by LAMC Section 12.21 C.6;
4. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the ground-floor commercial spaces and residential common amenity areas for residents and guests only;
5. Pursuant to LAMC Section 12.21 W.49, a Conditional Use Permit to permit a wireless communication facility (WTF) on the rooftop of the new building which would replace an existing WTF on the rooftop of the existing building to be demolished; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that creates more than 50 new dwelling units.

Applicant: J.J. Abraham, 400 S. San Vicente LLC
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

Staff: David Woon, Planning Assistant
david.woon@lacity.org
(213) 978-1368

The next regular meeting of the City Planning Commission
will be held on **Thursday, March 28, 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.