

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 9, 2024, AFTER 8:30 A.M.
LOS ANGELES CITY HALL, 10TH FLOOR, ROOM 1010
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC5-9-24>) by Monday, May 6, 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
Karen Mack, Commissioner
Michael Newhouse, Commissioner
Jacob Noonan, Commissioner
Vacant, 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/81139487171> AND USE MEETING ID: 811 3948 7171 AND PASSCODE 463909. 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. 811 3948 7171** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 463909**. 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 their 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
- Meeting Minutes – June 8, 2023; July 13, 2023; July 27, 2023

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. 811 3948 7171** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 463909**.

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: 05-09-24
Continued from: 10-12-23; 10-26-23
11-02-23; 12-14-23
01-11-24; 03-14-24

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-2024-2303-CA](#)
CEQA: ENV-2024-2389-CE
Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker
Last Day to Act: 07-12-24

PUBLIC HEARING REQUIRED

PROJECT SITE:

The Proposed Trucking-Related Uses Ordinance applies to all zones within the Geographic Project Area in the Wilmington-Harbor City Community Plan Area (CPA), bounded by the following: Sepulveda Boulevard and Lomita Boulevard on the north, Alameda Street on the east, Western Avenue on the west, and the jurisdictional boundary with the Port of Los Angeles on the south (generally Harry Bridges Boulevard), except the industrial area east of Alameda Street and the Wilmington Industrial Park area generally located south of G Street, east of Quay Avenue, south of D Street and Lakme Avenue.

PROPOSED PROJECT:

The Project includes amendments to Section 12.22.A of the Los Angeles Municipal Code (LAMC) to establish use regulations for trucking related uses, to apply to parcels within the defined Geographic Project Area, located in the Wilmington-Harbor Community Plan. The Proposed Ordinance would address trucking-related concerns by prohibiting truck uses, including, but not limited to, truck storage, truck parking, trucking terminals, and trucking yards, as the primary uses of the land. Electric Vehicles Charging Facility (EVCF), Large Vehicles are exempted from the prohibition if additional development regulations are met.

RECOMMENDED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3), 15308 (Class 8), and no exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
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; and
4. Approve and Recommend that the City Council adopt the proposed ordinance, attached as Exhibit A.

Applicant: City of Los Angeles

Staff: Jessica Alvarado, City Planner
jessica.alvarado@lacity.org
(213) 978-1221

8. [CPC-2001-1940-DA-ZV](#)
CEQA: ENV-2024-2272-CE
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 6801 West Hollywood Boulevard (6801 – 6909 West Hollywood Boulevard;
1755 – 1767 North Highland Avenue; 1722 North Orange Drive)

PROPOSED PROJECT:

Termination of the Development Agreement (DA) contract, by and between the City of Los Angeles and Trizechahn Hollywood, LLC, executed November 5, 2002 (Contract). A Notice of Default was issued on February 22, 2024, and the purported successor Developer was required to cure the default by April 22, 2024. As the purported successor Developer has not cured the default, the Director of Planning is utilizing the Failure to Cure Default Procedures of Section 5.1.3 of the DA to request that the City Planning

Commission terminate the DA contract. Termination of the DA contract shall not affect the previously approved Zone Variance entitlement pertaining to location of employee parking spaces

REQUESTED ACTIONS:

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15321 (Class 21), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Find and determine, on the basis of substantial evidence, that the purported successor Developer has not cured a default pursuant to Section 5.1 of the Development Agreement (DA) contract; and
3. Terminate the Development Agreement (DA) contract, pursuant to California Government Code Section 65867 and 65868 and Section 5.1.3. of the DA (Ordinance 174,843).

Applicant: City of Los Angeles

Staff: Valentina Knox-Jones, City Planner
valentina.knox.jones@lacity.org
(213) 978-1741

9. DIR-2023-2028-TOC-SPR-HCA-1A

CEQA: ENV-2023-2029-CE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – Soto-Martinez

Last Day to Act: 05-14-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 2511, 2513, 2515, and 2517 West Sunset Boulevard

PROPOSED PROJECT:

Demolition of an existing grocery store, recycling center, and surface parking lot for the construction of a five-story, mixed-use building that will include 3,603 square-feet of commercial floor area and 121 residential dwelling units, 13 dwelling units will be reserved for Extremely Low Income Households. The proposed project will contain an approximate total of 89,719 square-feet of floor area, resulting in a Floor Area Ratio (FAR) of 3.32:1, and will rise to a maximum height of 79 feet.

APPEAL:

Appeals of the December 6, 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, Section 15332, Class 32 (Urban Infill Development), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a project consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Tier 3, to permit a project consisting of 121 residential units by reserving 13 dwelling units, equal to 10 percent of the total units, for Extremely Low Income Household occupancy for a period of 55 years, with Base Incentives permitted pursuant to LAMC Section 12.21 A. 31, in addition to the following Additional Incentives:
 - a. Height. An up to 22-foot increase in the height requirement, allowing up to 79 feet in height in lieu of the permitted 57 feet per LAMC Section 12.21.1;
 - b. Open Space. An up to 25 percent decrease in the required open space, allowing a minimum of 9,413 square-feet of open space in lieu of the required 12,550 square-feet of open space; and
 - c. Yards. Utilization of the side and rear yard setback requirements of the RAS3 Zone for a project in a commercial zone, allowing:

- A minimum side yard setback of five feet in lieu of the eight feet required by LAMC Section 12.14 C.2; and
 - A minimum rear yard setback of 15 feet in lieu of the 17 feet required by LAMC Section 12.14 C.2;
3. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which results in an increase of 50 or more residential dwelling units; and
 4. Adopted the Conditions of Approval and Findings.

Applicant: SPC 2511 Sunset, LLC
Representative: Derek Sanders, Six Peak Development

Appellants: Michael Ortiz, Sunset Rampart Business District and Neighbors

Supporters Alliance for Environmental Responsibility (SAFER)
Representative: Marjan Abubo, Lozeau Drury, LLP

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

The next regular meeting of the City Planning Commission
will be held on **Thursday, May 23, 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.