

# COMMISSION MEETING AUDIO

## CITY PLANNING COMMISSION

### \*REVISED\* REGULAR MEETING AGENDA

THURSDAY, JUNE 13, 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 (<https://tinyurl.com/CPC6-13-24>) by Monday, June 10, 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.*

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

#### TO REQUEST A COPY ON COMPACT DISC,

PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

#### 1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests

#### 2. [NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS](#)

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [cpc@lacity.org](mailto:cpc@lacity.org). At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

#### 3. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 847 9265 0221** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 475285**.

#### 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-2024-551-GPA-ZC-HD**

CEQA: ENV-2020-6762-EIR (SCH No. 2021010130)  
15-24

Council District: 14 – de Leon  
Last Day to Act: 06-

ENV-2020-6762-EIR-ADD1  
04-11-24

Continued from:

Plan Area: Northeast Los Angeles

**PUBLIC HEARING** – Completed March 20, 2024

#### **PROJECT SITE:**

The Project Area is located at the eastern edge of the Northeast Los Angeles Community Plan Area. The Project Area is generally bounded by the City of South Pasadena to the north, the City of Alhambra to the east, Alhambra Avenue to the south, and Lowell and Maycrest Avenues to the west.

#### **PROPOSED PROJECT:**

The Los Angeles City Planning is proposing to update the General Plan Land Use designations and Zoning for properties that were previously designated as Public Facilities or Open Space and zoned PF-1, R1-1, R1-1-HPOZ, R3-1, or R4-1-HPOZ in anticipation of the I-710 Freeway Expansion.

#### **REQUESTED ACTIONS:**

City Planning recommends that the City Planning Commission:

1. Find that the project was assessed in the Housing Element Environmental Impact Report (“EIR”) No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021, and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.1.1 of Chapter 1A, a General Plan Amendment from Public Facilities, Open Space and Low Residential land uses to Low Residential, Low Medium II Residential, Medium Residential and Neighborhood Commercial land uses;

3. Pursuant to LAMC Section 13B.1.4 of Chapter 1A, a Zone and Height District Change from PF-1, R1-1-HPOZ, R1-1, R3-1, and R4-1-HPOZ to OS-1-HPOZ, R1-1, RD1.5-1XL, R3-1-HPOZ, R3-1, and C2-1VL; and
4. Adopt the findings herein.

The zoning being proposed is intended to correspond to the prevailing characteristics of the neighborhood. The R1 zone allows for single-family and accessory dwelling units, the RD1.5 and R3 zones allow for varying densities of multi-family dwellings, and the C2 zone allows for varying commercial and mixed-use developments.

**Applicant:** City of Los Angeles

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

7. **CPC-2022-3935-DB-SPR-WDI-HCA**

Council District: 13 – Soto-Martinez  
Last Day to Act: 06-

CEQA: ENV-2022-3868-SCEA  
13-24

Plan Area: Hollywood

Related Case: CPC-2022-3867-DB-MCUP-SPR-WDI-HCA

**PUBLIC HEARING** – Completed March 6, 2024

**PROJECT SITE:** 1610 – 1638 North Las Palmas Avenue;  
6626 – 6636 West Hollywood Boulevard;  
1623 – 1645 and 1638 – 1644 North Cherokee Avenue

**\*THE CITY PLANNING DEPARTMENT IS REQUESTING THAT THE MATTER BE CONTINUED TO A DATE CERTAIN OF JULY 25, 2024.**

**PROPOSED PROJECT:**

Demolition of two existing structures and associated surface parking lot and the construction, use, and maintenance of a new fifteen-story, 374,494-square-foot mixed-use building with 393 dwelling units, including 44 units (11 percent of the base density) set aside for Very Low-Income households with a maximum building height of 183 feet over three subterranean levels of parking with 336 vehicular parking spaces provided on-site and a total of 232 bicycle parking spaces (194 long-term spaces and 38 short-term spaces). The project will maintain 11,333 square feet of existing commercial space. The project provides 40,775 square feet of open space, including courtyards on the second and third levels, community and recreation rooms, roof deck areas, and private balconies.

**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-

2022-3868-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 393 residential units, of which a minimum of 44 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 an increase in Floor Area Ratio (FAR) to allow a 4.76:1 FAR across the entire site;
  - b. An Off-Menu Incentive to permit commercial uses within the P Zone;
  - c. A Waiver or modification of a development standard to permit a reduction in Building 2 to Building 1 building separation to allow 26 feet and nine inches in lieu of the otherwise required 42 feet;
  - d. A Waiver or modification of a development standard to permit a reduction in Building 2 to Building 3 building separation to allow 20 feet in lieu of the otherwise required 42 feet;
  - e. A Waiver or modification of a development standard to permit a reduction in the side yard to allow a 10-foot two-inches side yard in lieu of the otherwise required 16 feet in Building 1's northerly side yard;
  - f. A Waiver or modification of a development standard to permit a reduction in the side yard to allow a five-foot five-inches side yard in lieu of the otherwise required 16 feet in Building 1's westerly side yard;
  - g. A Waiver or modification of a development standard to permit a reduction in the side yard to allow a five-foot three-inches side yard in lieu of the otherwise required 16 feet in Building 2's southerly side yard;
  - h. A Waiver or modification of a development standard to permit a reduction in the side yard to allow an 11-foot side yard in lieu of the otherwise required 16 feet in Building 3's easterly side yard;
  - i. A Waiver or modification of a development standard to permit a reduction in the side yard to allow a 10-foot one-inch side yard in lieu of the otherwise required 16 feet in Building 3's southerly side yard;
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in a net increase of more than 50 residential units; and
4. Pursuant to LAMC Section 12.37, a Waiver of Dedications and Improvements to waive the project's dedication requirements along Las Palmas Avenue and Cherokee Avenue.

**Applicant:** J & J Hollywood, LLC  
Representative: Michael Gonzales, Gonzales Law Group APC

**Staff:** Michelle Carter, City Planner  
[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)  
(213) 978-1262

8. [CPC-2022-3867-DB-MCUP-SPR-WDI-HCA](#)

Council District: 13 – Soto-

Martinez

CEQA: ENV-2022-3868-SCEA  
13-24

Last Day to Act: 06-

Plan Area: Hollywood

Related Case: CPC-2022-3935-DB-SPR-WDI-HCA

**PROJECT SITE:** 1610 – 1638 North Las Palmas Avenue;  
6626 – 6636 West Hollywood Boulevard;  
1623 – 1645 and 1638 – 1644 North Cherokee Avenue

**PROPOSED PROJECT:**

Demolition of two existing structures and a portion of the rear of two existing structures and associated surface parking lot and the construction, use, and maintenance of a new thirteen-story, 201,880-square-foot mixed-use building with 240 dwelling units, including 27 units (10.5 percent of the base density) set aside for Very Low-Income households with a maximum building height of 155 feet over two subterranean levels of parking with 108 vehicular parking spaces provided on-site and a total of 166 bicycle parking spaces (144 long-term spaces and 22 short-term spaces). The Project will maintain 27,881 square feet of existing commercial space. The Project provides 25,500 square feet of open space, including a courtyard on the third level, a community room on the 13th floor, roof deck area, and private balconies.

**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-2022-3868-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 240 residential units, of which a minimum of 27 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 a 4.5:1 FAR in lieu of the otherwise permitted FAR in the C4-2D Zone;
  - b. An Off-Menu Incentive to permit an increase in height to allow a building height of 155 feet in lieu of the otherwise required 45 feet;
  - c. A Waiver or modification of a development standard to permit a reduction in the side yard to allow a 10-foot six-inches side yard in lieu of the otherwise required 16 feet in Building 6's easterly side yard; and
  - d. A Waiver or modification of a development standard to permit a reduction in the side yard to allow a 10-foot five-inches side yard in lieu of the otherwise required 16 feet in Building 6's southerly side yard;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a maximum of five restaurant spaces totaling approximately 27,000 square feet of indoor space with a maximum of 690 indoor seats and approximately 3,000 square feet of outdoor patio space with a maximum of 210 outdoor seats;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in a net increase of more than 50 residential units; and
5. Pursuant to LAMC Section 12.37, a Waiver of Dedications and Improvements to waive the required dedication requirements along Cherokee Avenue.

**Applicant:** J & J Hollywood, LLC  
Representative: Michael Gonzales, Gonzales Law Group APC

**Staff:** Michelle Carter, City Planner  
[michelle.carter@lacity.org](mailto:michelle.carter@lacity.org)  
(213) 978-1262

9. **CPC-2023-6389-CU-DB-WDI-HCA-PHP**

Council District: 13 – Soto-

Martinez

CEQA: ENV-2023-6390-CE

Last Day to Act: 06-28-24

Plan Area: Hollywood

**PUBLIC HEARING** – Completed May 7, 2024

**PROJECT SITE:** 5720 – 5728 West Waring Avenue

**\*THE CITY PLANNING DEPARTMENT IS REQUESTING THAT THE MATTER BE CONTINUED TO A DATE UNCERTAIN.**

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new 35,383 square feet, five-story residential apartment building with 35 units including seven affordable units set aside for Very Low Income Households. The proposed building will be 61 feet six inches in height. The Project will provide 3,923 square feet of open space for residents and 17 parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Urban Infill), 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a 105 percent increase in density, greater than the maximum 35 percent permitted in LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review to permit a Housing Development project consisting of a total of 35 residential units, of which seven units will be set aside for Very Low Income Households (41 percent of base units) and requesting the following incentives and waivers or modifications of development standards;
  - a. An On-Menu Incentive for a decrease in the required Easterly side yard to allow seven feet six inches in lieu of the eight foot side yard otherwise required in the R3-1XL Zone;
  - b. An On-Menu Incentive for a decrease in the required Westerly side yard to allow seven feet six inches in lieu of the eight foot side yard otherwise required in the R3-1XL Zone;
  - c. An On-Menu Incentive for a decrease in the required Front yard to allow 12 feet in lieu of the 15 feet front yard otherwise required in the R3-1XL Zone;
  - d. A Waiver of Development Standard to allow a 31-foot and six inches increase in height to allow 61 feet and six inches in lieu of the maximum height of 30 feet allowed in the R3-1XL Zone;
  - e. A Waiver of Development Standard to allow a 24.8 percent increase in Floor Area Ratio (FAR) from 3.0:1 to 3.74:1 in lieu of the otherwise permitted FAR in the R3-1XL Zone; and
4. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedications and improvements along Waring Avenue and the rear alley.

**Applicant:** Cy Kirshner & Andrew Meepos, 5728 Waring Partners, LP  
Representative: Jesi Harris, Brian Silveira & Associates

**Staff:** Louis Ortega Jr., Planning Assistant  
[louis.ortega@lacity.org](mailto:louis.ortega@lacity.org)  
(310) 231-2909

**10. CPC-2022-2560-CU**

Council District: 8 – Harris-Dawson

CEQA: ENV-2022-2561-CE

Last Day to Act: 06-13-24

Plan Area: Southeast Los Angeles

**PUBLIC HEARING** – Completed February 7, 2024

**PROJECT SITE:** 9701, 9707, 9711, 9715, 9719 and 9723 South Main Street

**PROPOSED PROJECT:**

Expansion of an existing 21,600 square foot public charter middle school (Alliance College Ready Middle Academy No.4) at 9707 – 9723 South Main Street onto the adjoining lot to the north at 9701 South Main Street in the CM-1-CPIO Zone (Subarea J: Hybrid Industrial). The proposed expansion includes the construction of a one story, 2,477 square foot multi purpose room building, a one story, 3,014 square foot four classroom and administrative office building, and a one story 519 square foot student locker/toilet building on the adjoining lot and the existing school campus, totaling 6,010 square feet, a 2,730 square foot playground area, four on site automobile parking spaces, and 16 short term and 2 long term bicycle spaces. The proposed expansion will increase the maximum enrollment from 400 to 475 middle school students in grades 6-8. Hours of operation for the school are from 7:00 am to 6:00 pm, Monday through Friday, with a limited number of special events annually extending beyond these hours.

**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 (Urban Infill), 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 12.24 U.24 of the Los Angeles Municipal Code, a Conditional Use Permit to allow an expansion of an existing middle school, to construct 6,010 square feet of new school buildings, a 2,730 square foot playground area, and increase enrollment from 400 to 475 students.

**Applicant:** Alliance College-Ready Public Schools  
Representative: Michael Woodward

**Staff:** Anacany Hurtado, City Planner  
[anacany.hurtado@lacity.org](mailto:anacany.hurtado@lacity.org)  
(213) 482-7085

The next regular meeting of the City Planning Commission



will be held on **Thursday, June 27, 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](https://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

#### **Reasonable Accommodations Consistent with Federal and State Law**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org).

#### **Telecommunication Relay Services**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-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.



