

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JULY 11, 2024, AFTER 8:30 A.M.  
LOS ANGELES CITY HALL, BOARD OF PUBLIC WORKS  
EDWARD R. ROYBAL SESSION ROOM, ROOM 350  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC7-11-24>) by Monday, July 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.*

Monique Lawshe, President  
Elizabeth Zamora, Vice President  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Martina Diaz, Commissioner  
Karen Mack, Commissioner  
Michael Newhouse, Commissioner  
Vacant, 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](mailto: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/87129394183> AND USE MEETING ID: 871 2939 4183 AND PASSCODE 093388.** 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. 871 2939 4183** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 093388**. 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 - August 10, 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](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. 871 2939 4183** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 093388**.

#### 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-2018-1511-ZC-ZV-ZAA-CU-CUB-SPR**

CEQA: ENV-2018-1512-ND  
Plan Area: Wilshire

Council District: 10 – Hutt  
Last Day to Act: 07-11-24

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

**PROJECT SITE:** 3216, 3218, 3220, 3222 West 8<sup>th</sup> Street;  
800, 810, 812, 812 ½, 814, 814 ½ South Mariposa Avenue

#### **PROPOSED PROJECT:**

Demolition of a four-unit residential building and construction, use and maintenance of a seven-story mixed-use hotel and apartment project totaling approximately 66,915 square feet in floor area, three-levels of subterranean parking, a 60-guest room hotel with a 5,385 square foot restaurant, including 2,700 square feet of indoor dining space, 1,250 square feet in an outdoor covered patio on the ground level and 1,435 square feet of indoor dining area on roof level. The Project also proposes 20-dwelling units including four affordable units that will be designated for Extremely Low Income Households. The proposed building is approximately 92 feet six inches in height with a Floor Area Ratio (FAR) of 5.50:1 (for the hotel) and 2.99:1 (for the residential uses). A total of 71 automobile parking spaces and 38 bicycle parking spaces are provided. The Project proposes the sale and dispensing of a full line of alcohol in conjunction with the operation of the proposed hotel and restaurant. The Project proposes the export of approximately 32,396 cubic yards of dirt.

#### **REQUESTED ACTIONS:**

1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15074 (b) consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-1512-ND (“Negative Declaration”) and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment; FIND the Negative Declaration reflects the independent judgment and analysis of the City; and Adopt Negative Declaration;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from C2-1 to RAS4-1 for a portion of the Project site;
3. Pursuant to LAMC Section 12.27, a Zone Variance to allow vehicular and pedestrian access from a less restrictive zone (RAS4) to a more restrictive zone (R4), to allow access to guest parking and common vehicular driveway and pedestrian access across the Project site;
4. Pursuant to LAMC Section 12.28, a Zoning Administrative Adjustments to allow a reduced rear yard of nine feet along the R4 zoned lot in lieu of the required 19 feet otherwise required for the Project in the R4 zone;
5. Pursuant to LAMC Section 12.24 W. 24, a Conditional Use Permit to allow the construction, use and maintenance of a hotel within 500 feet of any A or R zone/s;

6. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit, to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with the proposed hotel including within guest rooms, lounge areas and within the ground level sit down restaurant; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project that results in an increase of 50 or more guest rooms and/or habitable units and/or for a project that totals more than 50,000 square feet in floor area.

**Applicant:** Mike Barry and Bill Robinson

**Staff:** Griselda Gonzalez, City Planner  
[griselda.gonzalez@lacity.org](mailto:griselda.gonzalez@lacity.org)  
 (213) 978-1414

**7. CPC-2023-5528-DB-SPR-MCUP-HCA**

CEQA: ENV-2023-5529-SCEA

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 1 – Hernandez

Last Day to Act: 07-11-24

**PUBLIC HEARING** – Completed April 16, 2024

**PROJECT SITE:** 1185, 1187, 1193, 1195, 1197, 1201, 1205, 1207, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247 West Sunset Boulevard; 917 North Everett Street

**PROPOSED PROJECT:**

Construction of a mixed-use residential and commercial development with 327 residential units that include 41 Very Low Income affordable units and approximately 9,462 square feet of ground-floor commercial space for a total floor area of 321,300 square feet, resulting in a Floor Area Ratio (FAR) of 3:1. The Project would consist of two buildings as follows: 1) Building A, located along Sunset Boulevard, would be seven stories and have a maximum building height of 91 feet as measured from grade and 85 feet as measured from Plumb Height; 2) Building B, located at the corner of Sunset Boulevard and Everett Street, would be seven stories and have a maximum height of 86 feet as measured from grade and 81.5 feet as measured from Plumb Height. The Project would provide 263 on-site parking spaces at one subterranean, one partially subterranean, and one at-ground/ and above-grade levels to be shared amongst all of the uses on the project site. Vehicular access to the structured parking would be provided via two stop-controlled driveways and one signalized driveway.

**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-2023-5529-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 for a Housing Development with a total of 327 units, of which 41 units will be set aside for Very Low Income households, along with the following On- and Off-Menu Incentives:
  - a. An On-Menu Incentive to allow an increase in the Floor Area Ratio (FAR) to 3.0:1 in lieu of the otherwise allowable 1.5:1 in the C2-1VL Zone;
  - b. An Off-Menu Incentive to allow a 30 percent reduction in required open space to allow 24,540 square feet in lieu of the otherwise required 35,050 square feet; and
  - c. An Off-Menu Incentive for additional height and stories as follows: Building A) 34-foot height increase for a building height of 91 feet measured from grade and 85 feet as measured from Plumb Height and seven stories in lieu of three stories; and Building B) 29-foot height increase for a building height of 86 feet measured from grade and 81.5 feet as measured from Plumb Height and seven stories in lieu of three stories;
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units; and

- Pursuant to LAMC Section 12.24 W.1 of Chapter 1 and LAMC Section 13.B.2.2 of Chapter 1A, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption, in conjunction with a total of 9,462 square feet of potential indoor and outdoor restaurant space for up to five establishments with up to 300 indoor seats and 75 outdoor seats (total of 375 patron seats).

**Applicant:** Jeffrey Farrington, Aragon Properties Corp.  
Representative: Dana Sayles, three6ixty

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

- DIR-2022-2825-TOC-SPR-HCA-1A**  
CEQA: ENV-2022-2826-CE  
Plan Area: Wilshire

Council District: 5 – Yaroslavsky  
Last Day to Act: 07-11-24

### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3363, 3365, 3355 Olympic Boulevard; 989 Saint Andrews Place;  
3377 West Olympic Boulevard; 998, 996, 986, 984, 980, 974 Gramercy Drive

### **PROPOSED PROJECT:**

Demolition of two commercial structures and a nursery, and the construction, use and maintenance of a new seven-story, 67-foot tall in the R3-1 Zone, and 85 feet in the C2-1 zone, 153-unit mixed use apartment building (including 16 units reserved for Extremely Low Income. The Project has a Floor Area Ratio (FAR) of 3.41:1; totaling approximately 174,415 square feet, with commercial floor area limited to 4,800 square feet. The Project provides 207 vehicular parking spaces, and 119 bicycle parking spaces. The Project provides 12,540 square feet of open space.

### **APPEAL:**

An appeal of the February 6, 2024, Director of Planning's determination which:

- Determined, that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
- Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 153 dwelling units, reserving 16 units for Extremely Low Income Household occupancy for a period of 55 years, utilizing Base Incentives and the following Additional Incentives:
  - Height Increase. A 22-foot height increase in the R3-1 Zone to a maximum 67 feet in height in lieu of the maximum 45-foot height limit, as otherwise required by LAMC Section 12.21.1;
  - Open Space. A 25 percent reduction in the usable open space requirement to allow a minimum of 12,469 square feet in lieu of the minimum 16,625 square feet, as otherwise required by LAMC Section 12.21 G.2; and
  - Averaging of Floor Area, Density, Parking, Open Space, and Permitting Vehicular Access. An averaging of floor area and density over the project site and permit vehicular access from a less restrictive zone to a more restrictive zone;
- Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the development project which creates, or results in an increase of, 50 or more dwelling units; and
- Adopted the Conditions of Approval and Findings.

**Applicant:** Dong Chul Shin, Bando Dela 2, LLC  
Representative: Hyeung Seok Kang, AndMore Partners

**Appellant:** Supporters Alliance for Environmental Responsibility (SAFER)  
Representative: Brian Flynn, Lozeau Drury, LLP

**Staff:** Ricardo Vazquez, Planning Associate  
[ricardo.vazquez@lacity.org](mailto:ricardo.vazquez@lacity.org)  
(213) 978-1353

The next regular meeting of the City Planning Commission  
will be held on **Thursday, July 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](http://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.