

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 8, 2024, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC8-8-24>) by Monday, August 5, 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. Berton, 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/86904208618> AND USE MEETING ID: 869 0420 8618 AND PASSCODE 563018. 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. 869 0420 8618** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 563018**. 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 - September 28, 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. 869 0420 8618** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 563018**.

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 (5a and 5b)**

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.

5a. **CPC-2023-6515-CU-DB-WDI-HCA**

CEQA: ENV-2023-6517-CE
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 08-15-24

PUBLIC HEARING – Completed May 14, 2024

PROJECT SITE: 5717 – 5721 West Camerford Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a new 12,623 square foot five-story residential apartment building with 15 units including two affordable units set aside for Very Low Income Households. The proposed building will be 56 feet and 11 inches in height with 1,711 square feet of open space for residents and 12 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 an 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 15 residential units, of which a minimum of two units will be set aside for Very Low Income Households and requesting the following On-Off Menu Incentives and Waivers or Modification of Development Standards;
 - a. An On-Menu Incentive to permit an increase in Floor Area Ratio (FAR) to allow a 3.10:1 FAR in lieu of the otherwise required 3:1 FAR in the R3-1XL Zone;
 - b. An On-Menu Incentive to permit a reduction in the required front yard setback to allow 12 feet in lieu of the 15 feet front yard otherwise required in the R3-1XL Zone;
 - c. An Off-Menu Incentive to permit an increase in height to allow 56 feet and 11 inches in lieu of the maximum height of 30 feet allowed in the R3-1XL Zone;
 - d. A Waiver of Development Standards to permit a reduction in the required Easterly side yard to allow seven-feet in lieu of the otherwise required eight foot Easterly side yard in the R3-1XL Zone; and
 - e. A Waiver of Development Standards to permit a reduction in the required Westerly side yard to allow seven-feet in lieu of the otherwise required eight-foot Westerly side yard 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 along Camerford Avenue and the rear alley.

Applicant: Cy Kirshner, 5717 Camerford Partners, LP
Representative: Jesi Harris, Brian Silveira & Associates

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

5b. CPC-2024-0026-CU-DB-PHP-HCA

CEQA: ENV-2024-0027-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park
Last Day to Act: 08-08-24

PUBLIC HEARING – Completed May 7, 2024

PROJECT SITE: 12747 – 12749 West Mitchell Avenue

PROPOSED PROJECT:

Demolition of existing improvements and the construction, use, and maintenance of a new six-story, 19,112 square-foot residential building containing 19-units, of which four units will be set aside for Very Low Income households. The Project proposes a maximum height of 67 feet and nine inches and 19 vehicular parking spaces within one subterranean level and the ground floor level.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, 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 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 19 units, of which four units, or 40 percent of the base density, along with the following On-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow a 33 percent increase in the allowed Floor Area Ratio to allow 19,112 square feet of floor area in lieu of the 14,331 square feet otherwise permitted;
 - b. An On-Menu Incentive to allow a 20 percent decrease in the required north side yard setback to allow a 7.2-foot setback in lieu of the nine feet otherwise required;
 - c. An On-Menu Incentive to allow a 20 percent decrease in the required south side yard setback to allow a 7.2-foot setback in lieu of the nine feet otherwise required;
 - d. A Waiver of Development Standards to permit a 22-foot, nine-inch increase in height to allow a maximum building height of 67 feet and nine inches in lieu of the 45 feet otherwise allowed;
 - e. A Waiver of Development Standards to permit the provision of 19 parking spaces, with 10 spaces in tandem positions, in lieu of the 20 accessible parking spaces otherwise required; and
 - f. A Waiver of Development Standards to permit the provision of 11 compact parking stalls and eight standard stalls in lieu of one standard parking space per dwelling unit; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25.

Applicant: Kamran & Behrouz Nahid, Mitchell Partners, LLC
Representative: Jesi Harris, Brian Silveira & Associates

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

6. **CPC-2024-150-GPA-CA**

CEQA: ENV-2017-433-EIR; ENV-2011-0585-EIR;
ENV-2011-0585-EIR-ADD1; SCH No. 2011031049
Plan Area: Central City; Central City North

Council District: 1 – Hernandez; 9 – Price, Jr.
14 – de Leon
Last Day to Act: 11-06-24

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED PROJECT:

The Proposed Project includes a General Plan Amendment for the purpose of updating zoning district names and correspondence on the Downtown Community Plan General Plan Land Use Map and within the Downtown Community Plan text to align with Los Angeles Municipal Code Chapter 1A zoning nomenclature, as well as add references to the Convention Center and Arena Specific Plan to the Los Angeles Municipal Code and to the Downtown Community Plan General Plan Land Use Map.

REQUESTED ACTIONS:

1. Recommend that the City Council find that the Proposed Project was assessed in the Downtown Community Plan Environmental Impact Report (EIR) No. ENV-2017-433-EIR, State Clearinghouse No. 2017021024 certified on June 16, 2023, and the Convention Center and Arena Specific Plan EIR No. ENV-2011-0585-EIR, State Clearinghouse No. 2011031049, and the addendum EIR No. ENV-2011-0585-EIR-ADD1 approved December 13, 2023, and pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required;
2. Approve and Recommend that the Mayor approve and the City Council adopt, pursuant to LAMC Chapter 1A Section 13B.1.1 and City Charter Section 555, the attached Resolution in Exhibit A to amend the General Plan as follows:
 - a. Amend the General Plan Land Use Map for the Downtown Community Plan, as identified in Exhibit B;
 - b. Amend the Downtown Community Plan Text as shown in Exhibit D; and
 - c. Amend Appendix A of the Framework Element as shown in Exhibit C;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Chapter 1A Section 13B.1.3, the ordinance in Exhibit E amending Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the newly established Convention Center and Arena Specific Plan;
4. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A, B, C, D, and E) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Chapter 1A Section 13B.1.1;
5. Conduct a public hearing on the Proposed Project as described in this Staff Recommendation Report;
6. Approve the Staff Recommendation Report as the Commission Report; and
7. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Lydia Chapman, City Planner
lydia.chapman@lacity.org
(213) 847-3646

7. [CPC-2024-2453-CDO](#)
CEQA: ENV-2017-433-EIR
Plan Area: Central City; Central City North

Council District: 14 – de Leon
Last Day to Act: 08-12-24

PUBLIC HEARING REQUIRED

PROJECT SITE: All properties within the Little Tokyo Community Design Overlay (CDO) District

PROPOSED PROJECT:

The Proposed Project is an amendment to the Little Tokyo Community Design Overlay District (CDO) for the purpose of removing design guidelines that are in conflict with the City's New Zoning Code, as applied Downtown, and to restructure the CDO document to align with City Planning's unified design style.

REQUESTED ACTIONS:

1. Find that the Proposed Project was assessed in the Downtown Environmental Impact Report (EIR), No. ENV-2017-433-EIR, State Clearinghouse No. 2017021024 certified on June 16, 2023, and no subsequent or supplemental EIR is necessary pursuant to PRC Section 21166 or CEQA Guidelines 15162;
2. Adopt the resolution to amend the Little Tokyo Community Design Overlay and approve pursuant to LAMC Chapter 1A Section 13.B.1.5, the proposed amended Little Tokyo Community Design Overlay (CDO) as shown in Exhibit C;
3. Conduct a public hearing on the Proposed Project as described in this Staff Recommendation Report;
4. Approve the Staff Recommendation Report as the Commission Report; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Dominick Ortiz, City Planning Associate
dominick.ortiz@lacity.org
(818) 974-5054

8. [CPC-2024-2461-CDO](#)
CEQA: ENV-2017-433-EIR
Plan Area: Central City

Council District: 14 – de Leon
Last Day to Act: 08-12-24

PUBLIC HEARING REQUIRED

PROJECT SITE: All properties within the Broadway Theater and Entertainment District Community Design Overlay (CDO)

PROPOSED PROJECT:

The Proposed Project is an amendment to the Broadway Theater and Entertainment District Community Design Overlay (CDO) for the purpose of removing design guidelines that are in conflict with the City's New Zoning Code, as applied Downtown, and to restructure the CDO document to align with City Planning's unified design style.

REQUESTED ACTIONS:

1. Find that the Proposed Project was assessed in the Downtown Environmental Impact Report (EIR), No. ENV-2017-433-EIR, State Clearinghouse No. 2017021024 certified on June 16, 2023, and no subsequent or supplemental EIR is necessary pursuant to PRC Section 21166 or CEQA Guidelines 15162;
2. Adopt the resolution to amend the Broadway Theater and Entertainment District Community Design Overlay and approve pursuant to LAMC Chapter 1A Section 13.B.1.5, the proposed amended Broadway Theater and Entertainment District Community Design Overlay (CDO) as shown in Exhibit C;
3. Conduct a public hearing on the Proposed Project as described in this Staff Recommendation Report;
4. Approve the Staff Recommendation Report as the Commission Report; and

5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Dominick Ortiz, City Planning Associate
dominick.ortiz@lacity.org
(818) 974-5054

9. CPC-2020-5839-DB-CU-CDP-MEL-SPP-WDI-HCA

CEQA: ENV-2020-5840-CE

Plan Area: Venice

Council District: 9 – Park
Last Day to Act: 08-15-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 522 East Venice Boulevard; 1700 South Washington Way

PROPOSED PROJECT:

Demolition of a two-story triplex and the construction of a three-story, 16,176 square-foot, 25-unit apartment building with 19 market rate units, of which six dwelling units will be set aside for very low income households, providing five parking spaces on-site.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Sections 15301 and 15332, 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 Permit for a Housing Development Project totaling 25 dwelling units, a 72.5 percent increase in the base density of 14 dwelling units in lieu of a maximum of 35 percent increase in the base density, as otherwise required by LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/ Affordable Housing Incentive Compliance Review for a Housing Development Project comprised of 25 dwelling units, of which six dwelling units will be set aside for Very Low Income Households, with the following requested On-Off Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow a maximum building height of 36 feet, 11 inches in lieu of the maximum 30 feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.G.3;
 - b. An Off-Menu Incentive to allow a nine-foot southerly front yard setback in lieu of the required 15-foot setback, as otherwise required in the RD1.5-1 Zone, pursuant to LAMC Section 12.09.1B.1;
 - c. An Off-Menu Incentive to allow a reduction in open space requirements of 784 square feet in lieu of the required 1,250 square feet pursuant to LAMC Section 12.21 G.2.a.1.iv;
 - d. A Waiver of Development Standards to allow a four foot, nine inch westerly side yard setback in lieu of the required six feet, as otherwise required by LAMC Section 12.09.1.B.1;
 - e. A Waiver of Development Standards to allow the removal of the step-back provisions for the portions of the structure greater than 25 feet as otherwise required by the Venice Coastal Zone Specific Plan Section; and
 - f. A Waiver of Development Standards to allow the consolidation of four lots in lieu of the maximum two residential lots as otherwise permitted by the Venice Coastal Zone Specific Plan Section 9.A.1(C);
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the above referenced Project located within the Single Permit Jurisdiction of the Coastal Zone;
5. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a Project within the Venice Coastal Zone Specific Plan;
6. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the demolition of three residential units and the construction of 25 Residential Units in the Coastal Zone; and

7. Pursuant to LAMC Section 12.37 A, a Waiver of Dedication to allow a six-foot dedication on Mildred Avenue to complete a 26-foot half right-of-way in lieu of the 10-foot dedicated required to complete a 30-foot half right-of-way in accordance with local street standards as required by LAMC Section 12.37 A.

Applicant: 522 Venice LLC
Representative: Brian Silveira, Brian Silveira & Associates

Staff: Sienna Kuo, Planning Assistant
sienna.kuo@lacity.org
(213) 978-1376

10. **VTT-84089-SL-HCA-1A**
CEQA: ENV-2023-6117-CE
Plan Area: West Adams – Baldwin Hills – Leimert
Related Cases: CPC-2023-6115-DB-HCA; ADM-2023-6116-SLD

Council District: 10 – Hutt
Last Day to Act: 08-21-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1904 – 1906 South Preuss Road

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the subdivision of two lots into 12 small lots with one dwelling unit reserved for Very Low Income Households. One small lot home will be constructed at each of the 12 small lots. Six of the small lot homes will each have a floor area of 2,365 square feet and a building height of 45 feet (four-stories). Two of the small lot homes will each have a floor area of 2,365 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 2,288 square feet and a building height of 45 feet (four-stories). One small lot home will encompass a floor area of 2,288 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 2,262 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 1,341 square feet and a building height of 37 feet (three-stories). Each small lot home will provide two automobile parking spaces located on the ground-floor level, for a total of 24 automobile parking spaces. Vehicular access to the project will be located along a central driveway off of South Preuss Road and the eastern adjacent alley. The Project will provide a total of 12 bicycle parking spaces.

APPEAL:

Appeals of the July 12, 2024, Advisory Agency's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, 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 LAMC Sections 17.03, 17.15 and 12.22 C.27, Vesting Tentative Tract Map No. VTT-84089-SL-HCA to permit the subdivision of two lots into 12 small lots in the West Adams – Baldwin Hills – Leimert Community Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Marc & Risa Dauer, Preuss Development, LLC
Representative: Kevin Scott, Brian Silveira & Associates

Appellants: 1. Arielle Mandell
Representative: Kristina Kropp, Luna & Glushon

2. Concerned Residents of Shenandoah Street
Representative: Kristina Kropp, Luna & Glushon

3. Howard Witkin

4. Meyer Shwarzstein & Susan Kahn

5. Shelly Rothschild

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

11. CPC-2023-6115-DB-HCA

CEQA: ENV-2023-6117-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Related Cases: VTT-84089-SL-HCA-1A; ADM-2023-6116-SLD

Council District: 10 – Hutt

Last Day to Act: 08-08-24

PUBLIC HEARING – Completed May 22, 2024

PROJECT SITE: 1904 – 1906 South Preuss Road

PROPOSED PROJECT:

Demolition of two existing single-family houses and the construction, use, and maintenance of 12 small lot homes with one unit reserved for Very Low Income Households. One small lot home will be constructed at each of the 12 small lots contingent on the approval of Vesting Tentative Tract Map No. 84089-SL-HCA. Six small lot homes will encompass a floor area of 2,365 square feet and a building height of 45 feet (four-stories). Two small lot homes will encompass a floor area of 2,365 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 2,288 square feet and a building height of 45 feet (four-stories). One small lot home will encompass a floor area of 2,288 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 2,262 square feet and a building height of 44 feet and 11 inches (four-stories). One small lot home will encompass a floor area of 1,341 square feet and a building height of 37 feet (three-stories). Each small lot home will provide two automobile parking spaces located on the ground-floor level, for a total of 24 automobile parking spaces. Vehicular access to the project will be located along a central driveway off of South Preuss Road and the eastern adjacent alley. The Project will provide a total of 12 bicycle 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, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a residential development project consisting of 12 dwelling units of which one unit will be set aside for Very Low Income Households, and with the following Waiver of Development Standards:
 - a. A Waiver of Development Standard to permit a 10-foot front building line setback in lieu of 15 feet otherwise required by LAMC Section 12.09.1 B.I and 20 feet otherwise required by Ordinance No 140,304.

Applicant: Marc & Risa Dauer, Preuss Development, LLC
Representative: Kevin Scott, Brian Silveira & Associates

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

12. [DIR-2023-7360-TOC-HCA-1A](#)

CEQA: ENV-2023-7361-CE

Plan Area: Wilshire

Council District: 10 – Hutt

Last Day to Act: 08-08-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1551 and 1557 South Hi Point Street

PROPOSED PROJECT:

Demolition of two existing single-family homes for the construction, use, and maintenance of a new six-story residential building, 57 feet in height, containing a total of 38 dwelling units with four units reserved for Extremely Low Income Households. The proposed development will contain approximately 54,393 square feet of floor area, equating to a total Floor Area Ratio (FAR) of approximately 4.32:1. The proposed building's residential units will consist of four one-bedroom units, 29 two-bedroom units, and five three-bedroom units. The Project will have one subterranean parking level that will contain a total of 46 vehicle parking stalls and will provide a total of 44 bicycle parking stalls including, 40 long-term, and four short-term parking stalls.

APPEAL:

Partial appeals of the April 22, 2024, 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, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following two Additional incentives for a qualifying Tier 3 project totaling 38 dwelling units, reserving four units reserved for Extremely Low Income (ELI) Household occupancy, for a period of 55 years:
 - a. Height. To permit an increase in building height by two additional stories, up to 22 additional feet; and
 - b. Yards/Setbacks. To permit up to a 30 percent reduction in the northerly and southerly side yard setbacks; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Efraim Barazani Liv Lux Properties 5, LLC
Representative: Aaron Belliston, BMR Enterprises

Appellants: 1. Steven Kallmeyer
2. Yuchuan Chen

Staff: Heather Bleemers, Senior City Planner
heather.bleemers@lacity.org
(213) 978-1322

The next regular meeting of the City Planning Commission
will be held on **Thursday, August 22, 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 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.