

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 12, 2024 AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER
200 NORTH SPRING STREET, 3RD FLOOR, ROOM 340
LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC9-12-24>) by Monday, September 9, 2024.
Compliant Day of 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.

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Elizabeth Zamora, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Martina Diaz, Commissioner
Phyllis Klein, Commissioner
Karen Mack, Commissioner
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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/82405666753> AND USE MEETING ID: 824 0566 6753 AND PASSCODE 771561. 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. 824 0566 6753** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 771561**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see revised 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 – October 12, 2023; October 26, 2023; November 2, 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. 824 0566 6753** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 771561**.

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, 5b and 5c)

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-2017-5423-VZC-HD-CUB-CUX-SPR

CEQA: ENV-2017-5424-EIR (SCH No. 2020100057)

Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

Council District: 4 – Raman

Last Day to Act: 10-07-24

PUBLIC HEARING – Completed July 24, 2024

PROJECT SITE: 555 East Universal Hollywood Drive

PROPOSED PROJECT:

The Hilton Universal City Project (Project) involves the construction of an approximately 300,000 square-foot, 18-story Hotel Expansion Building addition to the existing 24-story Hilton Universal City Hotel. The Hotel Expansion Building would be comprised of 395 guestrooms, a spa, three restaurants, an indoor/outdoor bar, two pools, a single-level lobby lounge/bar connecting to the existing hotel building, a meeting room addition to the ancillary building, and an expansion of the existing three-level parking garage. Upon completion, the Project would provide 890 guestrooms and 696,609 square feet of floor area, resulting in a Floor Area Ratio (FAR) of 2.2:1 for the 7.26-acre site.

REQUESTED ACTIONS:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the California Public Resources Code (PRC), the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2017-5424-EIR (SCH No. 2020100057) dated November 2023, and the Final EIR dated June 2024 (Hilton Universal City Project EIR), as well as the whole of the administrative record;
2. Pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from C2-1, RE15-1-H, and PB-1 to (T)(Q)C2-2D across the entire property;
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed expansion of an existing hotel;
4. Pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to allow patron dancing and live entertainment in conjunction with the proposed expansion of an existing hotel; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50 or more guest rooms.

Applicant: Hillcrest Real Estate, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: More Song, City Planner
more.song@lacity.org
(213) 978-1319

5b. CPC-2023-4890-VZC-CU

CEQA: ENV-2023-4891-MND

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

Last Day to Act: 09-12-24

PUBLIC HEARING – Completed June 25, 2024

PROJECT SITE: 9201 North Winnetka Avenue (9201 – 9205 North Winnetka Avenue)

PROPOSED PROJECT:

An adaptive reuse of an existing 118,784 square-foot multiplex theater building (Pacific Theater) for a new Tesla Delivery Hub and Service Center. The Project involves tenant improvements and exterior renovations to the existing multiplex theater building and site improvements including, restriping of the existing surface parking lot and new landscaping. The Project proposes to remove 95 vehicular parking spaces for a total of 1,147 parking spaces on site. Of the 1,147 parking spaces to remain, 898 parking spaces will be repurposed as vehicle inventory/storage space, while 249 parking spaces will remain for use by employees, customers, and visitors.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-4891-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from the [Q]M2-1 and P-1 zones to the (T)(Q)M2-1 Zone; and
3. Pursuant to LAMC Section 12.24 W.4, a Conditional Use to allow an automotive use in the proposed M2-1 Zone that is within 500 feet of a residential use or an A or R Zone.

Applicant: Wincal, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Staff: Trevor Martin, City Planner
trevor.martin@lacity.org
(213) 978-1341

5c. [CPC-2024-2616-CA](#)
CEQA: ENV-2024-2617-CE
Plan Area: Citywide

Council District: All
Last Day to Act: 10-28-24

PUBLIC HEARING – Completed July 24, 2024

PROJECT SITE: Citywide

PROPOSED PROJECT:

The proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance will relocate the Redevelopment Plan Procedures from Section 11.5.14 in Chapter 1 of the Los Angeles Municipal Code (LAMC) to Division 13B.12. in Article 13 of Chapter 1A of the LAMC. Through this ordinance, the Redevelopment Plan Procedures will be made available in Chapter 1A of the LAMC to projects within both the existing community plan areas as well as newly adopted community plan areas. As part of the relocation of the Redevelopment Plan Procedures from Chapter 1 to Chapter 1A of the LAMC, the proposed Ordinance recommends amendments that fall within three categories:

- Policy changes to Redevelopment Plan Procedures to clarify the relationship between Redevelopment Regulations and the City's Code, community plans and ordinances as well as Redevelopment Plan procedures related to Modification of Entitlement and Amendments;
- Standardization of procedures to follow the Chapter 1A, Article 13 conventions; and
- Clarifications and readability improvements to the Redevelopment Plan Procedures without changes to policies.

REQUESTED ACTIONS:

1. Determine, based on the whole of the administrative record, that the proposed ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code;
2. Approve and Recommend that the City Council adopt the proposed Zoning Code Amendment Ordinance (Exhibit A) pursuant to Section 13B.1.3.D.3. of Chapter 1A of the Los Angeles Municipal Code;
3. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Tyler Currie, Planning Assistant
tyler.currie@lacity.org
(213) 978-1431

6. [CPC-2023-5986-CA](#)

Council District: All
Last Day to Act: 12-13-24

CEQA: ENV-ENV-2020-6762-EIR (SCH No. 2021010130)
ENV-2020-6762-EIR-ADD1
Plan Area: Citywide

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide (Excludes Downtown Los Angeles)

The Department of City Planning is requesting that the matter be continued to a date certain of October 10, 2024.

PROPOSED PROJECT:

An ordinance amending sections 12.03, 12.22 A.26, 12.24 X.1 and 16.05 of the Los Angeles Municipal Code to update the existing Adaptive Reuse Ordinance to apply citywide, to further incentivize the conversion of existing buildings to housing and streamline Planning approval for such projects; and to supersede the Adaptive Reuse Incentive Areas Specific Plan, Ordinance 175,038, now designated as Subareas of the Adaptive Reuse Ordinance. Concurrently, the new Zoning Code Citywide Adaptive Reuse Program, 9.4.6 of Article 9 of Chapter 1A, which has similar provisions, is being amended to align provisions in both Chapter 1 and 1A of the Los Angeles Municipal Code.

REQUESTED ACTIONS:

1. Recommend that the City Council Find, the Project was assessed in the Housing Element Environmental Impact Report ("EIR") Number ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, and Addenda 1 and 2 (ENV-2020-6762-EIR-ADD1 and ENV-2020-6762-EIR-ADD2), and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR is required;
2. Recommend, pursuant to Sections 13B.1.2 and 13B.1.3 of the Los Angeles Municipal Code, that the City Council adopt of the proposed Citywide Adaptive Reuse Ordinance, amending Chapter 1 and new Zoning Code (Chapter 1A) including an amendment to the Adaptive Reuse Incentive Areas Specific Plan (Ordinance 175,038);
3. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Holly Harper, Planning Assistant
holly.harper@lacity.org
(213) 847-3706

7. [CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR](#)

Council District: 3 – Blumenfield
Last Day to Act: 09-12-24

CEQA: ENV-2022-8611-MND
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills
Related Case: AA-2022-8610-PMLA-1A

PUBLIC HEARING – Completed May 14, 2024

PROJECT SITE: 21101 West Ventura Boulevard

The Applicant is requesting that the matter be continued to a date certain of October 24, 2024.

PROPOSED PROJECT:

Minor improvements to an existing hotel site, which would include the configuration of hotel parking areas, demolition of the existing hotel swimming pool, and construction, use, and maintenance of a new pool and

ancillary structures to the eastern portion of the hotel project site and a six-story, 112,204-square foot self-storage facility, including approximately 111,173 square feet of self-storage for household goods with an 804-square foot associated office and support space, with loading areas, and surface parking. The self-storage building will be a maximum of 80 feet four inches, as measured from grade to the top of the roof structure with a maximum Floor Area Ratio (FAR) of 3.7:1. The Project would include 99 vehicle parking spaces for the hotel site and 29 parking spaces for the self-storage building site to be provided in surface parking lots located on the Project Site. Additionally, the Project would include 16 short-term bicycle parking spaces and 16 long-term bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2022-8611-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from C4-1LD and P-1LD to (T)C2-2;
3. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exceptions from the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560) in conjunction with the development of a self-storage building to permit:

Self-Storage Site (Parcel A):

- a. 112,204 square feet of floor area in lieu of 40,024 square feet permitted for a 3.7:1 FAR in lieu of a 1.25:1 FAR permitted in Section 6.B.1.a;
- b. 80 feet four inches in height in lieu of 45 feet as permitted in the Specific Plan Section 7.E 1.e.3; and
- c. Zero feet landscape buffer in lieu of 10 feet along Clarendon Street and six feet 11 inches in lieu of 10 feet along Alhama Drive as required in Specific Plan Section 7.D 1.b;

Hotel Site (Parcel B):

- a. Zero feet landscape buffer in lieu of 10 feet along Alhama Drive and four feet landscape buffer in lieu of 10 feet along Ventura Boulevard as required in Specific Plan Section 7.D 1.b; and
- b. 99 parking spaces in lieu of 134 parking spaces as permitted in the Specific Plan Section 7.F.1.d;
4. Pursuant to LAMC Section 11.5.7 C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Specific Plan Project Permit Compliance Review to permit the construction of a self-storage facility with an associated office space and the relocation of a swimming pool at an existing hotel;
5. Pursuant to LAMC Section 12.24 W.50, a Conditional Use to allow for the development of a storage building for household goods within 500 feet of a residential use;
6. Pursuant to LAMC Section 12.24 S, a Conditional Use to allow up to 20 percent parking reduction for the storage building, otherwise required by the Code; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development of a project resulting in a net increase of 50,000 square feet of nonresidential floor area.

Applicant: Brian Kearney, Johnson Development Associates, Inc.
Representative: Sarah Houghton, three6ixty

Staff: Adrineh Melkonian, City Planner
adrineh.melkonian@lacity.org
(213) 978-1301

8. [AA-2022-8610-PMLA-1A](#)

Council District: 3 – Blumenfield

CEQA: ENV-2022-8611-MND

Last Day to Act: 09-12-24

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Related Case: CPC-2022-8609-ZC-HD-SPE-SPP-CU-SPR

PUBLIC HEARING REQUIRED

PROJECT SITE: 21101 West Ventura Boulevard

The Applicant is requesting that the matter be continued to a date certain of October 24, 2024.

PROPOSED PROJECT:

Subdivision of one lot into two lots under Case No. AA-2022-8610-PMLA-1A.

APPEAL:

An appeal of the May 30, 2024, Advisory Agency's determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Mitigated Negative Declaration (MND), Case No. ENV-2022-8611-MND, as circulated on March 21, 2024, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Found the MND reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and adopted the MND and the Mitigation Monitoring Program prepared for the MND;
2. Approved, pursuant to Sections 17.51 and 17.53 of the Los Angeles Municipal Code, parcel Map No. AA-2022-8610-PMLA composed of one lot, located at 21101 Ventura Boulevard for a maximum of two lots, as shown on the map stamp-dated December 13, 2022, in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Brian Kearney, Johnson Development Associates, Inc.
Representative: Sarah Houghton, three6ixty

Appellant: West Valley Alliance for an Optimal Living
Representative: Jamie T. Hall Channel Law Group, LLP

Staff: Adrineh Melkonian, City Planner
adrineh.melkonian@lacity.org
(213) 978-1301

9. [VTT-83387-1A](#)

Council District: 5 – Yaroslavsky

CEQA: ENV-2021-4091-EIR (SCH No. 2021070014)

Last Day to Act: 10-23-24

Plan Area: Wilshire

Related Case: CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA

PUBLIC HEARING REQUIRED

PROJECT SITE: 7716 – 7860 Beverly Boulevard

PROPOSED PROJECT:

The merger and re-subdivision of four lots into three lots; and a Haul Route for the export of up to 772,000 cubic yards of soil.

APPEAL:

Appeals of the May 28, 2024, Advisory Agency's determination which:

1. Pursuant to Sections 21082.1(c) and 21801.6 of the California Public Resources Code (PRC), the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2021-4091-EIR (SCH No. 2021070014), dated July 14, 2022, the Final EIR dated November 21, 2023, and the Erratum dated April 5, 2024 (TVC 2050 Project EIR), as well as the whole of the administrative record; and

CERTIFIED the following:

- a. The TVC 2050 Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The TVC 2050 Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The TVC 2050 Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED the following:

- a. The related and prepared TVC 2050 Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the TVC 2050 Project EIR.
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 83387 (stamp-dated May 17, 2024) for the merger and re-subdivision of four lots into three lots; and a Haul Route for the export of up to 772,000 cubic yards of soil; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: Television City Studios, LLC
Representative: Francis Park, Park & Velayos, LLP

- Appellants:**
1. The Grove, LLC
Representative: Maria P. Hoye, Latham & Watkins LLP
 2. Peter Hayden, A.F. Gilmore
Representative: Allan Abshez, Loeb & Loeb LLP
 3. Patti Shwayder, Mayer Beverly Park Limited Partnership
Representative: Jack Rubens, Sheppard Mullin Richter & Hampton LLP
 4. Save Beverly Fairfax
Representative: Amy C. Minter, Carstens, Black & Minter, LLP
 5. Beverly Wilshire Homes Association
Representative: Michelle N. Black, Carstens, Black & Minter, LLP
 6. Fix the City
Representative: Laura Lake, Fix the City
 7. Danielle Peters, Neighbors for Responsible TVC Development
 8. Greg Goldin, Miracle Mile Residents Association
 9. Park La Brea Impacted Residents Group

Staff: Paul Caporaso, City Planner
paul.caporaso@lacity.org
(213) 847-3629

10. [CPC-2021-4089-AD-GPA-ZC-HD-SP-SN](#)

Council District: 5 – Yaroslavsky

CEQA: ENV-2021-4091-EIR (SCH No. 2021070014)

Last Day to Act: 10-23-24

Plan Area: Wilshire

Related Case: VTT-83387-1A; CPC-2021-4090-DA

PUBLIC HEARING REQUIRED

PROJECT SITE: 7716 – 7860 Beverly Boulevard

PROPOSED PROJECT:

The TVC 2050 Project (Project) would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of an existing studio use and modernization and expansion of media production facilities within the approximately 25-acre Television City studio site (Project Site). The Specific Plan would establish standards to regulate land use, massing, design, and development, and permit up to a maximum of 1,724,000 square feet (sf) of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. More specifically, the Specific Plan would permit up to 1,459,623 sf of new development, the retention of a minimum of 264,377 sf of existing uses, and the demolition of up to 479,303 sf of existing media production facilities. The designated Historic-Cultural Monument (HCM No. 1167; CHC-2018-476-HCM) located on-site would be retained and rehabilitated as part of the Project. In addition, a Sign District would be established to permit studio-specific on-site signage.

REQUESTED ACTIONS:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the California Public Resources Code (PRC), the decision-maker shall consider the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2021-4091-EIR (SCH No. 2021070014), dated July 14, 2022, the Final EIR dated November 21, 2023, and the Erratum dated April 5, 2024 (TVC 2050 Project EIR), as well as the whole of the administrative record;
2. Pursuant to California Government Code Section 56000 et seq. and Section 12.35 of the Los Angeles Municipal Code (LAMC), an Annexation of a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles;
3. Pursuant to Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Wilshire Community Plan to:
 - a. Change the land use designations for the Project Site from Community Commercial, Limited Commercial, and Neighborhood Commercial to Community Commercial;
 - b. Assign a Community Commercial land use designation to a 0.63-acre portion of the Project Site located with unincorporated Los Angeles County to be annexed to the City of Los Angeles; and
 - c. Add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and to include the TVC Zone as a corresponding zone to the Community Commercial land use designation;
4. Pursuant to LAMC Section 12.32, a Zone Change and Height District Change from C1.5-2D-O and C2-1-O to the TVC Zone and to assign the TVC Zone to a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles; and a corresponding Code Amendment to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the LAMC;
5. Pursuant to LAMC Section 12.32, the establishment of a Specific Plan to regulate development within the Project Site; and
6. Pursuant to LAMC Section 13.11 B, the establishment of a Sign District (SN Supplemental Use District) to regulate signage within the Project Site.

Applicant: Television City Studios, LLC
Representative: Francis Park, Park & Velayos, LLP

Staff: Paul Caporaso, City Planner
paul.caporaso@lacity.org
(213) 847-3629

11. CPC-2021-4090-DA

Council District: 5 – Yaroslavsky
Last Day to Act: 10-23-24

CEQA: ENV-2021-4091-EIR (SCH No. 2021070014)
Plan Area: Wilshire
Related Cases: CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
VTT-83387-1A

PUBLIC HEARING – Completed May 15, 2024

PROJECT SITE: 7716 – 7860 Beverly Boulevard

REQUESTED ACTION:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the California Public Resources Code (PRC), the decision-maker shall consider the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2021-4091-EIR (SCH No. 2021070014), dated July 14, 2022, the Final EIR dated November 21, 2023, and the Erratum dated April 5, 2024 (TVC 2050 Project EIR), as well as the whole of the administrative record;
2. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Applicant and the City of Los Angeles for a term of 20 years.

Applicant: Television City Studios, LLC
Representative: Francis Park, Park & Velayos, LLP

Staff: Paul Caporaso, City Planner
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The next regular meeting of the City Planning Commission
will be held on **Thursday, September 26, 2024 after 8:30 a.m.**

Los Angeles City Hall
John Ferraro Council Chamber
200 North Spring Street, 3rd Floor, Room 340
Los Angeles, CA 90012

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.