

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, NOVEMBER 14, 2019 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Berton, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the 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 CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

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.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at per.planning@lacity.org.

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 agenzized here, 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 are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Update on the Regional Housing Needs Assessment (RHNA) Process
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – October 10, 2019; October 24, 2019

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation 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. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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 8.3, 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-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR](#)
CEQA: ENV-2016-3766-EIR; SCH No. 2017031018
Plan Area: Central City
Related Case: VTT-74593-1A

Council District: 14 – Huizar
Last Day to Act: 11-14-19

PUBLIC HEARING – Completed May 8, 2019; September 12, 2019

PROJECT SITE: 319 – 323 5th Street and 440 – 442 South Hill Street

PROPOSED PROJECT:

Develop a vacant site with a mixed-use development (Project) consisting of 190 hotel guest rooms, 31 residential condominium units, and 29,232 square feet of commercial restaurant uses. In total, the Project would contain up to 255,812 square feet of floor area on a 16,663 square foot (0.38-acre) lot, for a floor area ratio (FAR) of 13:1. The proposed uses would be located within a 53-story building with a maximum height of 784 feet. As proposed, the Project would provide 126 vehicle parking spaces within two subterranean and three-above grade parking levels; and 156 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2016-3766-EIR, certified on September 12, 2019, and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code, approve and recommend a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center (Donor Site), located at 1201 South Figueroa Street, for up to 155,834 square feet to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR.

ON SEPTEMBER 12, 2019, THE CITY PLANNING COMMISSION TOOK THE FOLLOWING ACTION:

1. Continued the Commission's action related to the Transfer of Floor Area Rights (TFAR) until the Agency Board acts on the requested TFAR Plan and Public Benefits Payment;
2. Requested that within six months of the receipt of the Public Benefit Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to LAMC Section 14.5.12;
3. Approved, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages within four restaurants and bars, mini-bars within hotel guest rooms, room service to hotel rooms, and the hotel and residential pool deck;
4. Approved, pursuant 12.24 W.18, a Conditional Use Permit to allow dancing within the hotel banquet room;
5. Approved, pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination to allow a building height of 250 feet for the portion of the building located on a C2-Zoned lot within 199 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height 61 feet, as permitted by LAMC Section 12.21.1 A.10;
6. Approved, pursuant to LAMC Section 12.21 G.3(a), a Director's Decision to permit a 10-percent reduction in the required area for planting of ground cover, shrubs and trees within the common open space areas;
7. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for or a project that results in an increase of 190 hotel guest rooms;
8. Adopted the Conditions of Approval, as modified by the Commission, including the Technical Modification dated September 10, 2019; and
9. Adopted the Findings.

Applicant: Jeffrey Fish, JMF Enterprises V LLC
Representative: Loren Montgomery, Montgomery Clark Advisors

Staff: Kathleen King, City Planner
kathleen.king@lacity.org
(213) 847-3624

7. [VTT-74564-1A](#)
CEQA: ENV-2016-3480-EIR; SCH. 2017031007
Plan Area: Central City North
Related Case: CPC-2016-3479-GPA-VZC-HD-SPR

Council District: 14 – Huizar
Last Day to Act: 11-14-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 2110 and 2130 East Bay Street, 2141 East Sacramento Street: The approximately 1.78-acre project site is located in the Central City North Community Plan area, and is bounded by Bay Street to the north, Sacramento Street to the south, commercial uses abutting the site to the east and an alley to the west which separates the site from other commercial uses. APNs include: 5166-005-005, 5166-005-014, and 5166-005-011.

PROPOSED PROJECT:

Merger and resubdivision of an approximately 1.76 acre site to create one master ground lot comprising the entire site, and pursuant to LAMC Section 17.03 A an adjustment in density of less than 20 percent in the CM Zone lot area requirements (one unit per 800 square feet of lot area) to permit a density equal to one unit per 712 square feet of lot area (11 percent) for a project to include a maximum of 110 Live/Work Units.

APPEAL:

Appeal of the April 26, 2019, Advisory Agency's determination which:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2016-3480-EIR (SCH No. 2017031007), dated November 2018, and the Final EIR, dated April 2019 and Errata, dated October 2019 (2110 Bay Street EIR), as well as the whole of the administrative record, and

CERTIFIED the following:

- a. The 2110 Bay Street EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 2110 Bay Street EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 2110 Bay Street EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED the following:

- a. The related and prepared 2110 Bay Street Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. Mitigation Monitoring Program prepared for the 2110 Bay Street EIR (Exhibit B).
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), Vesting Tentative Tract Map No. 74564, for the merger and resubdivision of an approximately 1.76 acre site to create one master ground lot comprising the entire site, and pursuant to LAMC Section 17.03 A, an adjustment in density of less than 20 percent in the CM Zone lot area requirements (one unit per 800 square feet of lot area) to permit a density equal to one unit per 712 square feet of lot area (11 percent) for a project to include a maximum of 110 Live/Work Units; and

3. Adopted the Conditions of Approval and Findings.

Applicant: Bay Capital Fund, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Appellant: Supporters Alliance for Environmental Responsibility
Representative: Richard Drury, Lozeau Drury LLP

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
(213) 473-9985

8. [CPC-2016-3479-GPA-VZC-HD-SPR](#)
CEQA: ENV-2016-3480-EIR; SCH. 2017031007
Plan Area: Central City North
Related Case: VTT-74564-1A

Council District: 14 – Huizar
Last Day to Act: 11-14-19

PUBLIC HEARING – Completed April 17, 2019

PROJECT SITE: 2110 and 2130 East Bay Street, 2141 East Sacramento Street: The approximately 1.78-acre project site is located in the Central City North Community Plan area, and is bounded by Bay Street to the north, Sacramento Street to the south, commercial uses abutting the site to the east and an alley to the west which separates the site from other commercial uses. APNs include: 5166-005-005, 5166-005-014, and 5166-005-011.

PROPOSED PROJECT:

The Project Site is currently developed with a surface parking lot, an open-air warehouse shed to be incorporated into the new development, and a 4,000 square foot manufacturing building to be demolished. The Project proposes a new residential and commercial development including 110 live/work units, including 11 restricted affordable units, and 113,350 square feet of creative office, 50,848 square feet of new commercial space (that may include retail and/or restaurant floor area) and 8,114 square feet of covered ancillary space. The Project would consist of three buildings built on top of three levels of subterranean parking containing 479 parking spaces. A 6-story office building would be located on the eastern half of the site while the remaining western half contains an approximately 30-foot tall existing shed that will be adaptively reused as part of the two-level retail component fronting Bay Street. An 11-story structure fronting Sacramento Street would contain the Live/Work Units. The maximum building height is 139 feet and its proposed 287,137 square feet of floor area generates a Floor Area Ratio of 3.9:1.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-3480-EIR, SCH No. 2017031007 dated November 2018, and the Final EIR, dated April 2019 and Errata, dated October 2019 (2110 Bay Street EIR), for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units, 11-percent of the base density or 11 units would be set aside as

Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial (retail) space and 113,350 square feet of creative office space. The Amendments include:

- a. To revise the land use designation in the Central City North Community Plan from Heavy Industrial to Commercial Industrial; and
 - b. The deletion of Community Plan Footnotes 1 (Height District No. 1) and 6 (for properties designated on zoning maps as Height District Nos. 1, 1L, 1VL, or 1XL (or their equivalent), development exceeding a floor area ratio of 1.5:1 up to 3:1 may be permitted through a zone change height district change procedure, including an environmental clearance) from the Industrial land use category to accommodate a "2" Height District in the CM Zone.
5. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone and Height District change from M3-1-RIO (Heavy Industrial Zone) to CM-2-RIO (Commercial Manufacturing Zone in Height District 2) to permit the construction of a new mixed use project containing a maximum of 110 Live/Work Units, 11-percent of the base density or 11 units would be set aside as Restricted Affordable units at a Very Low Income level, approximately 50,848 square feet of commercial (retail) space and 113,350 square feet of creative office space; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

Applicant: Bay Capital Fund, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
(213) 473-9985

9. [CPC-2019-6105-ZC](#) Council District: 8 – Harris-Dawson
CEQA: ENV-2019-6109-ND Last Day to Act: 11-21-19
Plan Area: West Adams – Baldwin Hills –
Leimert Community Plan

PUBLIC HEARING REQUIRED

PROJECT SITE: The Proposed Project area affects 23 lots located within the Crenshaw Corridor Specific Plan. Fourteen lots are located northerly of Slauson Avenue between Crenshaw Boulevard and Hillcrest Drive. Additionally, nine lots are located between 59th Street and 60th Street, one lot westerly of Crenshaw Boulevard and eight lots easterly of Crenshaw Boulevard (Exhibit A).

PROPOSED PROJECT:

Adopt a [Q] Qualified classification zone change ordinance increasing the minimum lot area and lot width standards for 23 lots located within the Crenshaw Corridor Specific Plan.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-6109-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 the Negative Declaration (Exhibit C); and
2. Pursuant to City Charter Sections 556 and 558, and Section 12.32 of the Los Angeles Municipal Code, adopt a permanent [Q] Qualified classification zone change ordinance to specify minimum developable lot standards for the subject lots. (Exhibit B).

Applicant: City of Los Angeles

Staff: Reuben Caldwell, Senior City Planner
reuben.caldwell@lacity.org
(213) 978-1209

10. **CPC-2016-4475-GPA-VZC-MCUP-CUX-DB-SPR**
CEQA: ENV-2016-4476-EIR; SCH. 2017041012
Plan Area: Central City North

Council District: 14 – Huizar
Last Day to Act: 12-06-19

PUBLIC HEARING – Completed September 25, 2019

PROJECT SITE: 1101 – 1129 East 5th Street; 445 – 457 South Colyton Street;
450 – 456 South Seaton Street

PROPOSED PROJECT:

Demolition and removal of all existing uses on the Project Site, and development of a new mixed-use building, including 129 live/work condominium units, a 113-room hotel, and 81,326 square feet of commercial space to be used for art galleries, retail, restaurant, and artist collaborative space. Of the 129 live/work units, 15 units (or, 11 percent) would be set aside for Very Low Income households. The proposed building would be 12 stories (164 feet) in height. The Project includes 304 automobile parking spaces provided in two of three subterranean levels.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Arts District Center Project Environmental Impact Report No. ENV-2016-4476-EIR (SCH No. 2017041012), certified on October 11, 2019, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and Charter Section 555, a General Plan Amendment to change the Central City North Community Plan land use designation of the Project Site from Heavy Industrial to Regional Center Commercial;
3. Pursuant to LAMC Section 12.32 Q, a Vesting Zone Change and Height District Change to change the zoning of the Project Site from M3-1-RIO to C2-2-RIO;
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at up to two establishments, and on-site consumption at up to 13 establishments;
5. Pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit for live entertainment and dancing;
6. Pursuant to LAMC Section 12.22 A.25(g)(2), the Applicant proposes to set aside 15 units, or 11-percent of the total number of dwelling units, for Very Low Income households, with two Affordable Housing On-Menu Incentives:
 - a. A 35-percent increase in Floor Area Ratio;
 - b. 12-foot side yard setback in lieu of the 14 feet otherwise required; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase in 50 or more dwelling units.

Applicant: Kevin Chen, Arts District Development, LLC
Representative: Anne Williams, Psomas

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

11. [CPC-2018-1949-DB](#)
CEQA: ENV-2018-1950-CE
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 11-20-19

PUBLIC HEARING – Completed October 15, 2019

PROJECT SITE: 2042, 2048, and 2100 North Cahuenga Boulevard

PROPOSED PROJECT:

Demolition of an existing duplex and four single-family dwellings and the construction, use, and maintenance of a new four-story, 34-unit apartment building, including three units restricted to Very Low Income Households and two units restricted to Low Income Households. The proposed building will be a maximum of 41 feet in height and contain 43,196 square feet of floor area at a 3:1 floor area ratio (FAR). The Project will provide 46 parking spaces, 40 bicycle parking spaces and 4,018.9 square feet of open space within a rear yard, a courtyard, and a roof deck.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA 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(g)(3) of the Los Angeles Municipal Code, a Density Bonus/Affordable Housing Incentive Program Review to permit the following Off-Menu Incentives for a Housing Development Project totaling 34 units, reserving three units for Very Low Income Households and two units for Low Income Households for a period of 55 years:
 - a. An Off-Menu incentive for an 11-foot increase in the maximum building height to allow 41 feet in lieu of 30 feet as otherwise permitted in the R3-1XL zone.

Applicant: Liz Jun, The Code Solution

Staff: Tina Vacharkulksemsuk, City Planner
tina.vacharkulksemsuk@lacity.org
(213) 978-1241

12. [DIR-2019-1971-TOC-1A](#)
CEQA: ENV-2019-1972-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 11-25-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 517 – 525½ North Gramercy Place

PROPOSED PROJECT:

Construction, use, and maintenance of a new 32-unit, five-story, 56-foot tall residential development over a ground floor parking level. The Project will set aside two units for Extremely Low Income Households, two units for Very Low Income Households, and one unit for Low Income Households. In total, the proposed development will encompass a total of 37,135 square feet of floor area resulting in a Floor Area Ratio (FAR) of 3.34 to 1. The Project proposes a total of 32 parking spaces, 30 long-term bicycle spaces, and three short-term bicycle spaces.

APPEAL:

Appeal of the September 10, 2019, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section

- 15332, Article 19, 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 60 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 2 project totaling 32 dwelling units, reserving two units for Extremely Low Income and two units for Low Income Household occupancy for a period of 55 years along with the following three incentives:
 - a. Yard. A 30 percent reduction in the required northern side yard;
 - b. Height. An increase of one additional story up to 11 additional feet; and
 - c. Open Space. A 20 percent reduction of the required open space; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: David Hanasab, Gramercy Holdings 26, LLC
Representative: Matthew Hayden, Hayden Planning

Appellant: Kyong Won Kang
Representative: AMP Management Co.

Staff: Joann Lim, City Planner
joann.lim@lacity.org
(213) 978-1341

13. [DIR-2017-5367-DB-CDO-1A](#)
CEQA: ENV-2017-5368-CE
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – O' Farrell
Last Day to Act: 11-14-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 923 – 929 North Glendale Boulevard;
1810 West Montrose Street

PROPOSED PROJECT:

Removal of one protected tree, excavation and removal of approximately 14,000 cubic yards of soil, and the construction, use and maintenance of a 22,739 square foot residential housing project with fifteen dwelling units, including one on-site restricted affordable unit for Very Low Income household occupancy for a period of 55 years. The Project includes 3,425 square feet of open space, thirty-six parking spaces and seventeen bicycle parking spaces.

APPEAL:

Appeal of the July 25, 2019, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the following incentives requested by the applicant for a project totaling 15 dwelling units, reserving one unit for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:
 - a. A thirty percent increase in the height limit pursuant to the Echo Park Community Design Overlay, allowing 39 feet in height from the lowest adjacent grade in lieu of the 30 allowed; and
 - b. A twenty percent increase in the height limit pursuant to LAMC Section 12.21.1, allowing 54 feet in height in lieu of the 45 feet allowed;
3. Approved, pursuant to LAMC Section 13.08, an Echo Park Community Design Overlay Plan Approval for the construction, use and maintenance of a 22,739 square foot residential

building, with 36 subterranean parking spaces on a designated Hillside Viewshed Protection site; and

4. Adopted the Conditions of Approval and Findings.

Applicant: Daniel Pourbaba, Echo Lakeside, LLC
Representative: Erika Diaz, Woods, Diaz Group , LLC

Appellant: Cody Briggs, Montrose Lakeside Condos Homeowners' Association

Staff: Hakeem Parke-Davis, Planning Assistant
hakeem.parke-davis@lacity.org
(213) 978-1487

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, November 21, 2019** at

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.