

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, JANUARY 9, 2020 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
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests

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**

- 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.
- 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-2019-5475-CU-ZV](#)
CEQA: ENV-2018-5476-CE
Plan Area: Central City North

Council District: 14 – Huizar
Last Day to Act: 02-17-20

PUBLIC HEARING – Completed December 17, 2019

PROJECT SITE: 1617 – 1621 East 7th Street

PROPOSED PROJECT:

The project is the continued use and maintenance of Para Los Ninos Charter Elementary School serving grades TK-5. The school occupies a 44,209 square-foot two-story building that includes 19 classrooms, a library, offices, and a multi-purpose room. The project would maintain the existing LAUSD Charter enrollment capacity of 410 students. Vehicular parking would be provided off-site within 750 feet of the property. The school will be operated by 18 teachers and 14 administrative staff with regular hours of operation from 7:00 a.m. to 6:00 p.m. Monday through Friday.

REQUESTED ACTIONS:

1. Pursuant to State CEQA Guidelines, Section 15301, 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;
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the operation of a public school in the M3-1-RIO Zone;
3. Pursuant to LAMC Section 12.24 S, a Determination to permit a 20 percent reduction in required vehicular parking; and
4. Pursuant to LAMC Section 12.27, a Zone Variance to permit zero on-site parking spaces, in lieu of the 15 spaces otherwise required by LAMC Section 12.21. Parking will be provided off-site within 750 feet by lease agreement.

Applicant: Sarah Figueroa, Para Los Ninos
Representative: Donna Shen Tripp, Craig Lawson & Co.

Staff: JoJo Pewsawang, City Planner
jojo.pewsawang@lacity.org
(213) 978-1214

5b. [CPC-2018-3599-CU-DB](#)
CEQA: ENV-2018-3600-CE
Plan Area: Wilshire Center – Koreatown

Council District: 10 – Wesson, Jr.
Last Day to Act: 01-18-20

PUBLIC HEARING – Completed December 4, 2019

PROJECT SITE: 731, 737 South Oxford Avenue

PROPOSED PROJECT:

Demolition of a three-story multi-family residential building containing 30 dwelling units, and the construction, use and maintenance of a seven-story multi-family residential building containing 92 dwelling units, including 25 units restricted to Very Low Income Households, five units restricted to Low Income Households and 62 market-rate units. The proposed building will be 75 feet in height, as measured from grade to the top of the parapet, and contain a total of 87,400 square feet of floor area at a floor area ratio of 5.21:1. The Project will provide 8,632 square feet of usable open space, 100 automobile parking spaces within a two-level subterranean parking garage, seven short-term bicycle parking spaces within the front yard, and 70 long-term bicycle parking space at the ground level of the building. The Project will remove one street tree (palm tree) and export 10,850 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (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;
2. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit an additional 182-percent density bonus for a total 215-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum 35-percent permitted in LAMC Section 12.22 A.25, allowing a total of 92 dwelling units in lieu of 29 units as otherwise permitted in the R3-2 Zone; and
3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit a 35-percent density bonus and the following On-Menu Incentives for a Housing Development Project totaling 92 dwelling units, reserving 25 units for Very Low Income Households and five units for Low Income Households for a period of 55 years:
 - a. A 20-percent reduction in the northerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone;
 - b. A 20-percent reduction in the southerly side yard setback requirement to allow 8 feet in lieu of 10 feet as otherwise required in the R3-2 Zone; and
 - c. A 20-percent reduction in the usable open space requirement to allow a minimum of 8,620 square feet of usable open space in lieu of 10,775 square feet as otherwise required.

Applicant: In Sook Chang
Representative: Bill Robinson

Staff: Nuri Cho, City Planner
nuri.cho@lacity.org
(213) 978-1177

6. [**CPC-2019-6105-ZC**](#)
CEQA: ENV-2019-6109-ND
Plan Area: West Adams – Baldwin Hills –
Leimert

Council District: 8 – Harris-Dawson
Last Day to Act: 01-18-20
Continued From: 11-21-19

PUBLIC HEARING – Completed November 14, 2019

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

7. **CPC-2019-5935-DB-CU-PSH-SIP**
CEQA: N/A
Plan Area: Southeast Los Angeles

Council District: 15 – Buscaino
Last Day to Act: 01-21-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 9500-9502 South Compton Avenue

PROPOSED PROJECT:

Construction of a four-story, 45-foot tall supportive housing project with 25 dwelling units (including 24 Very Low Income and one market-rate manager's unit) with on-site supportive services. The Project will have a total floor area of 9,824 square feet and a FAR of 2.72:1. The Project will provide one at-grade vehicular parking space, and 25 long-term and three short-term bicycle parking spaces. The Project will provide on-site supportive services pursuant to Assembly Bill ("AB") 2162 including community space and supportive service offices. The Project will demolish the existing one-story vacant residential building.

REQUESTED ACTIONS:

1. Pursuant to California Government Code Sections 65650 through 65654, a ministerial review of a Supportive Housing Project for a development project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653;
2. Pursuant to Government Code Section 65651 and Public Resources Code (PRC) Section 21080.27(b)(1), determine based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from CEQA as a ministerial project;
3. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a project totaling 25 dwelling units, including 24 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
 - a. A 5-foot and 7 ½-inch southerly side yard setback in lieu of the 7 feet otherwise required;
 - b. A 0-foot northerly side yard setback in lieu of the 7 feet otherwise required; and
 - c. A 0-foot westerly front yard setback in lieu of the 15 feet otherwise required;
4. Pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following one Waiver of Development Standards:
 - a. A 40 percent decrease in open space to 1,500 square feet in lieu of the 2,500 square feet otherwise required; and
5. Pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 212.5 percent increase in density over the project site, for 25 dwelling units in lieu of the otherwise permitted base density of 8 dwelling units.

Applicant: Watts Works, LP
Representatives: Sara Houghton, Dana Sayles, ThreeSixty

Staff: Jeanalee Obergfell, City Planning Associate
jeanalee.obergfell@lacity.org
(213) 978-0092

8. [CPC-2019-6664-DB-CU-SIP](#)
CEQA: N/A
Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 8 – Harris Dawson
Last Day to Act: 02-05-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 6576-6604 South West Boulevard

PROPOSED PROJECT:

Construction of a four-story, 43-foot and 1½-inch tall affordable housing project with 64 dwelling units (including 15 Very Low Income, 48 Low Income, and one market-rate manager's unit) with on-site supportive services. The Project will have a total floor area of 55,179 square feet and FAR of 2.7:1. No parking spaces are proposed. The Project will provide 51 long-term and five short-term bicycle parking spaces. The existing two one-story buildings and accessory structures will be demolished.

REQUESTED ACTIONS:

1. Pursuant to California Government Code Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c);
2. Pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
3. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a project totaling 64 dwelling units, including 15 dwelling units for Very Low Income household occupancy for a period of 55 years, with the following three Off-Menu Incentives:
 - a. An 80 percent increase in Floor Area Ratio (FAR) to 2.7:1 in lieu of 1.5:1 otherwise permitted by the C2-1VL-CPIO Zone and West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section II-2.B.2;
 - b. To waive the transitional height requirements of the CPIO Section II-2.A.2; and
 - c. A 40 percent decrease in the required open space to 4,185 square feet in lieu of 6,975 square feet otherwise required by LAMC Section 12.21 G;
4. Pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following three (3) Waivers of Development Standards:
 - a. A 5-foot northerly side yard setback in lieu of the minimum 7 feet otherwise required by the C2-1VL-CPIO Zone;
 - b. A 5-foot southerly side yard setback in lieu of the minimum 7 feet otherwise required by the C2-1VL-CPIO Zone; and
 - c. A 5-foot rear yard setback in lieu of minimum 16 feet otherwise required by the C2-1VL-CPIO Zone; and
5. Pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 142.5 percent increase in density over the project site, for 64 dwelling units in lieu of the otherwise permitted base density of 26 dwelling units.

Applicant: 6604 West PSH, LP
Representative: Josh Kreger, Craig Lawson & Co., LLC

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

PUBLIC HEARING REQUIRED

PROJECT SITE: 5877-5891 West Olympic Boulevard;
940-954 South Spaulding Avenue;
955-961 South Alandale Avenue

PROPOSED PROJECT:

Removal of an existing surface parking lot and landscaping and the construction, use, and maintenance of a new, 46-unit, 67-foot tall building over two levels of subterranean parking. The Project will set aside five units for Extremely Low Income Households. The project will have a total floor area of 51,837 square feet and FAR of 4.09:1. The Project proposes a total of 49 parking spaces, 46 long-term bicycle spaces, and five short-term bicycle spaces.

APPEAL:

Appeal of the November 7, 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 70 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following three incentives for a Tier 3 project totaling 46 dwelling units, reserving five units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Side Yards. A 30 percent reduction of the northerly and southerly side yards in the R3-1-O Zone;
 - b. Averaging. Averaging of Floor Area Ratio (FAR), density, parking or open space, and permitting vehicular access; and
 - c. Height. An increase of two additional stories up to 22 additional feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 5891 Boulevard LP c/o Michelle Sadighpour Shophet
Representative: Matthew Hayden, Hayden Planning

Appellant: Michele Yoffe

Staff: Joann Lim, City Planner
joann.lim@lacity.org
(213) 202-5454

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, January 23, 2020** 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.