

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, JANUARY 23, 2020 after 8:30 a.m.
VAN NUYS CITY COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410**

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. Bertoni, 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> by selecting "About", "Commissioners", and the link for "Rules and Operating Procedures". 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
- Meeting Minutes – November 21, 2019; December 12, 2019; December 19, 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**

- 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** (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-2008-4953-CU-CUB-DA-ZAA-SPP-SPR-GB-M1](#)

CEQA: ENV-2008-4950-EIR

Plan Area: West Los Angeles

Council District: 5 – Koretz

Last Day to Act: 02-27-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 2025 Avenue of the Stars; 2030 Century Park West;
1220 West Constellation Boulevard

PROPOSED PROJECT:

An amendment to the Century Plaza Development Project (Project) Development Agreement Section 3.1.3.2 to change the recipient of certain funds from the California Community Foundation to the City of Los Angeles - Council District 5 Avenue of the Stars Community Amenities Trust Fund.

REQUESTED ACTIONS:

1. The City Planning Commission shall consider, based on the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2008-4950-EIR, certified on August 1, 2012; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or negative declaration is required for approval of the Project; and
2. Pursuant to the Section 65864-65869.5 of the California Government Code and the City implementing procedures, an amendment to the Development Agreement between Next Century Associates LLC and the City of Los Angeles.

Applicant: Next Century Associates LLC
Representative: Mark Armbruster, Armbruster Goldsmith & Delvac LLP

Staff: Jivar Afshar, Planning Assistant
jivar.afshar@lacity.org
(213) 847-3630

7. [CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR](#)

CEQA: ENV-2016-3743-EIR

Plan Area: Hollywood

Council District: 13 – Mitch O'Farrell

Last Day to Act: 01-23-20

PUBLIC HEARING – Completed November 6, 2019

PROJECT SITE: 1546 North Argyle Avenue and 6224 West Selma Avenue

PROPOSED PROJECT:

Demolition of a surface parking lot and six commercial buildings totaling 61,816 square feet of floor area, and the development of a new mixed-use building, including 276 dwelling units of which five percent of the permitted base density would be set aside for Very Low Income Households, and up to 27,000 square feet of ground floor commercial space. The Project includes two commercial space options: Option 1 would include 24,000 square feet, which may be divided into a maximum of three retail and/or restaurant spaces, while Option 2 would include a 27,000 square-foot grocery store. In total, the Project would contain up to 260,250 square feet of floor area on a 48,403 square foot lot, for a floor area ratio (FAR) of 5.4:1. The proposed uses would be located within a seven-story building with a maximum building height of 99 feet.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, find that the Project was assessed in the Modera Argyle Project Environmental Impact Report (EIR) No. ENV-2016-3743-EIR (State Clearing House No.

- 2017081039), previously certified on November 6, 2019, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Hollywood Community Plan to re-designate the Site from Commercial Manufacturing to Regional Center Commercial land use;
 3. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change and Height District Change from [Q]C4-1VL-SN to C4-2-SN to remove an existing "Q" Condition prohibiting residential uses (per Ordinance No. 165,662), and to establish Height District No. 2 to allow for a 4.5:1 FAR;
 4. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a 14-percent density bonus to permit a total of 276 dwelling units, of which five (5) percent of the permitted base density would be set aside for Very Low Income Households, in conjunction with Parking Option 1 and one (1) On-Menu Incentive for a 20 percent increase in the maximum allowable FAR from 4.5:1 to 5.4:1;
 5. 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 for on-site consumption within three restaurants, or for the sale of a full line of alcoholic beverages for off-site and on-site consumption for a 27,000 square-foot grocery store; and
 6. Pursuant to LAMC Section 16.05, a Site Plan Review for the development of a project that results in an increase of 50 or more dwelling units.

Applicant: Sam Simone & Clayton Williams, MCRT Investments, LLC
Representative: Todd Nelson, Armbruster Goldsmith & Delvac, LLP

Staff: Jason McCrea, Planning Assistant
jason.mccrea@lacity.org
(213) 847-3672

8. [CPC-2017-712-GPA-VZC-HD-VCU-SPR](#)
CEQA: ENV-2017-713-MND
Plan Area: Westlake

Council District: 1 – Cedillo
Last Day to Act: 03-23-20

PUBLIC HEARING – Completed on June 22, 2018 and September 13, 2018

PROJECT SITE: 2005 West James M. Wood Boulevard

PROPOSED PROJECT:

The Project involves the demolition of an existing commercial retail building and related surface parking for the construction, use, and maintenance of a new six story hotel above two levels of subterranean parking. The Project would contain 100 guest rooms with kitchens, and approximately 10,948 square feet of office, restaurant, meeting room and support space, on a 22,500 square-foot property. The Project includes approximately 100 automobile parking spaces, as well as six long-term and six short-term bicycle parking spaces. The Floor Area Ratio (FAR) of the proposed building would be 2.99:1 and the maximum height would be approximately 82 feet. Only the modified General Plan Amendment will be considered at this time.

At its meeting on September 13, 2018, the City Planning Commission (CPC) took several actions, including an approval and recommendation that the City Council adopt a General Plan Amendment (GPA) to the Westlake Community Plan to designate the land use of the subject property, as well as "Add Area" (additional area as initiated by the Director of Planning), from Highway Oriented Commercial to Community Commercial. The Add Area for the requested GPA consisted of properties located at 731 – 847 South Alvarado Street; 730 – 840 South Alvarado Street; 2019 – 2101 West 8th Street; 2030 – 2100 West 8th Street; and 2019 West James M. Wood Boulevard, Los Angeles. No new development was proposed for the Add Area, and all existing uses would remain. The CPC also approved and recommended that the City Council adopt a Vesting Zoning

Change and Height District Change, and approved a Vesting Conditional Use and Site Plan Review. On February 26, 2019, the PLUM Committee of the City Council continued the item (CF 18-1242), with the applicant's consent, to allow additional time for the applicant to complete a revised Mitigated Negative Declaration (Revised MND), relative to the proposed General Plan Amendment for the subject property and Add Area. The Revised MND found that no new impacts would be created and no new mitigation measures would be necessary. The Revised MND was recirculated on September 12, 2019, and the comment period ended on October 15, 2019.

On November 5, 2019, the PLUM Committee considered the case and directed Planning Staff to return the requested GPA to the CPC, to exclude the Add Area. Therefore, pursuant to City Council instruction, Department of City Planning staff has prepared revised Findings and a revised General Plan Map, for consideration by the City Planning Commission.

The scope of the January 23, 2020 hearing before the CPC shall be limited to the CPC's consideration and recommendation back to City Council regarding the proposed modification to the General Plan Amendment area (to remove the requested Add Area), pursuant to Los Angeles Charter Secs. 555(c) and (d), as well as consideration of the Mitigated Negative Declaration, recirculated on September 12, 2019, and Errata, dated December 2019.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-713-MND ("Mitigated Negative Declaration"), as recirculated on September 12, 2019, and Errata dated December 2019, and all comments received;
2. Pursuant to Charter Section 555 and Section 11.5.6 F of the Los Angeles Municipal Code, make recommendations regarding the modified General Plan Amendment to the Westlake Community Plan from the Highway Oriented Commercial Land Use Designation to the Community Commercial Land Use Designation to include only the subject property, not the Add Area.

Applicant: Tauan Chen Infinitely Group
Representative: Eric Lieberman, QES Incorporated

Staff: Kevin Golden, City Planner
kevin.golden@lacity.org
(213) 978-1396

9. **CPC-2019-4298-DB-SPR-SIP**

CEQA: N/A
Plan Area: Central City

Council District: 14 – Huizar
Last Day to Act: 03-02-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 407 – 413 E. 5th Street

PROPOSED PROJECT:

Demolition of the existing surface parking lot, a one-story commercial building and the construction, use and maintenance of a 150-unit affordable housing project restricted to Low Income Households on a 13,422 square foot site. The proposed project includes an eight-story building with a maximum height of 95-feet, 6-inches, and a total of 63,541 feet of floor area. The project will provide zero vehicular parking spaces under SB 35, 100 long-term bicycle spaces and 10-short term bicycle spaces and will provide a total of 7,350 square feet of open space including a courtyard, roof decks, private open space, a recreational room and a multi-purpose room.

REQUESTED ACTIONS:

1. Pursuant to California Government (CA Gov.) Code Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective zoning standards set forth in CA Gov. Code Section 65913.4(a) and is therefore subject to the Streamlined Ministerial Approval Process;
2. Pursuant to California Public Resources Code Section 21080(b)(1), a statutory exemption from CEQA for a development that is subject to a Streamlined Ministerial Approval Process pursuant to CA Gov. Code Section 65913.4;
3. Pursuant to CA Gov. Code Section 65913.4 and Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit the following Off-Menu Incentives for a Housing Development Project totaling 150 dwelling units for Low Income Household occupancy for a period of 55 years:
 - a. An Off-Menu Incentive to permit a 58-percent increase in the Floor Area Ratio (FAR), not to exceed 4.73:1, in lieu of the otherwise allowable maximum of 3:1 FAR; and
 - b. An Off-Menu Incentive to reduce the minimum required Usable Open Space by 51-percent to permit a minimum of 7,350 square feet in lieu of the otherwise 15,000 square feet per LAMC Section 12.21 G.2; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: 5th Street Partnership, LLC
Representative: May Phutikanit, Relevant Group

Staff: Hagu Solomon-Cary, City Planner
hagu.solomon-cary@lacity.org
(213) 978-1361

10. [AA-2014-4808-PMLA-1A](#)
CEQA: ENV-2014-4809-MND
Plan Area: Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass

Council District: 4 – Ryu
Last Day to Act: 01-23-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 3915 Hollyline Avenue

PROPOSED PROJECT:

The Project site is 112,968 gross square feet (2.59 acres), and 109,055 net square feet (2.50 net acres) after dedications in the RE40-1-H Zone. The Project is the subdivision of one lot into two lots, to allow for the construction, use, and maintenance of two new single family homes. The two new lots are proposed to be Parcel A with 61,591 gross square feet (59,133 net square feet) and Parcel B with 51,377 gross square feet (49,922 net square feet). The property is currently improved with a basketball/tennis court and swimming pool, but no home remains on the site. The project will require the removal of the existing sport court and pool, and a total of 8,804 cubic yards of grading cut, 2,654 cubic yards of fill, and 6,150 cubic yards of export. The Project proposes the removal of seven protected trees and nine non-native trees; 34 protected trees will be retained onsite.

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 Mitigated Negative Declaration, No. ENV-2014-4809-MND, as adopted on November 15, 2019, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the Project; and
2. An appeal in part of the decision of the Deputy Advisory Agency, pursuant to Section 17.53

of the Los Angeles Municipal Code, for the approval of Parcel Map No. AA-2014-4808-PMLA for a maximum of two lots.

Applicant: Gil Priel & Gidi Cohen, Hollyline Bliss, LLC
Representative: Robert L. Glushon, Luna & Glushon

Appellant: Neal Newman
Representative: Jamie T. Hall, Channel Law Group, LLP

Staff: Courtney Schoenwald, City Planner
courtney.schoenwald@lacity.org
(818) 374-9916

The next regular meeting of the City Planning Commission will be held at **8:30 a.m. on Thursday, February 13, 2020** at

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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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.