

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, JULY 23, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPCMeeting07-23-20>) by July 20, 2020
Compliant Day of Submissions will be added to this drive as they are received

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:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the City Planning Commission meeting will be conducted using zoom webinar and telephonically.

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/92767174451> AND USE MEETING ID: 927 6717 4451.

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 above or call **1 (669) 900-9128** and use Meeting ID No. **927 6717 4451** and then press #. Press # again when prompted for participant ID.

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.

Written submissions are governed by Rule 4.3 of the City Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "City Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

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 must 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 and must be submitted electronically to cpc@lacity.org. 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 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 and Adopted Minutes are available on line 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>.

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**

- Election of Officers
- Update on City Planning Commission Status Reports and Active Assignments
 - Downtown Community Plan and TFAR Public Benefits
 - Housing Policy Updates and Affordable Covenants
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – June 25, 2020; July 9, 2020

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 by email to cpc@lacity.org. 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.

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 **1 (669) 900-9128** and use Meeting ID No. **927 6717 4451** and then press #. Press # again when prompted for participant ID.

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** (One Item)

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-2019-6524-ZC-CU-SPR**

CEQA: ENV-2019-6525-ND
Plan Area: Wilshire

Council District: 10 – Wesson
Last Day to Act: 08-06-20

PUBLIC HEARING – Completed June 24, 2020

PROJECT SITE: 621 – 631 South Catalina Street

PROPOSED PROJECT:

Grading of an existing 24,877 square-foot surface parking lot and the construction, use, and maintenance of a 143,668 square foot, seven-story self-storage building (ExtraSpace Storage). The Project will include 925 square feet of ancillary office space at the ground floor. The Project is proposed at a height of 91-feet and three-inches and has a maximum FAR of 6:1. The Project provides 33 vehicle parking spaces and 56 bicycle parking spaces. Proposed hours of operation for the self-storage use are from 9:00 a.m. to 7:00 p.m., daily.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), Negative Declaration, No. ENV-2019-6525-ND (“Negative Declaration”), the whole of the administrative record, and all comments received;
2. Pursuant to Section 12.32. F of the Los Angeles Municipal Code (LAMC), a Zone Change from CR-2 and P2 to (T)(Q)C2-2;
3. Pursuant to LAMC Section 12.24 W.50, a Conditional Use to permit a storage building for household goods in the C2 Zone;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area.

Applicant: Margo Conley, Banner SoCal Developer LLC
Representative: Stacey Brenner, BCG

Staff: Renata Ooms, City Planning Associate
renata.ooms@lacity.org
(213) 978-1222

PUBLIC HEARING REQUIRED

PROJECT SITE: 15027 – 15033 W. Ventura Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a new six-story (75-foot), approximate 30,870 square-foot mixed-used building including 33 residential units with 2,300 square feet of commercial space on the ground floor. A total of 49 parking spaces and 40 bike spaces are proposed within the building at grade level and one level of subterranean parking. Vehicle access will be provided to the site via two (2) two-way driveways at the rear of the site, off the alley. The project includes a landscaped courtyard (open to the sky) at the center of the site, and common open space deck areas on the second and third floor levels fronting Ventura Boulevard. The building is designed with step backs at the second, third, and fifth floor level fronting Ventura Boulevard. The existing one-story, multi-tenant, commercial building is proposed to be demolished. There are no on-site trees. Three street trees along the subject frontage are proposed to remain. New landscaping will be provided including 14 new trees to be planted on-site. Approximately 4,615 cubic yards of earth will be graded and exported from the site.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, 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 Sections 12.22 A.25(g)(2) and (g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review, for a project totaling 33 dwelling units, including four units reserved for Very Low Income Households for a period of 55 years with the following two Incentives:
 - a. An On-Menu Incentive to permit a lot coverage of 89 percent in lieu of 75 percent as required by Section 7.B.1. of the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
 - b. An Off-Menu Incentive to permit a floor area ratio (FAR) of 2.73:1 in lieu of 1.25:1 as required by Section 6.B.1. of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan.
4. Pursuant to LAMC 12.37.I a Waiver of Dedication & Improvement of a 5-foot dedication and 5-foot roadway widening, including sidewalk improvement to 15-feet wide, along the project frontage on Ventura Boulevard.

Applicant: Dan Chandler/Corey Leff; 15027 Ventura, LLC
Representative: Christopher Murray/Heather Waldstein,
Rosenheim & Associates, Inc.

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818) 374-5059

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

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 §§ 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 and
California Governor's Executive Order N-29-20**

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 services may be provided upon request. To ensure availability, your request should be received no later than three working days (72 hours) in advance of the need. For more information please call the Commission Executive Assistant at (213) 978-1299 or by e-mail at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail 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 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.