

CITY PLANNING COMMISSION
***REVISED* REGULAR MEETING AGENDA**
THURSDAY, OCTOBER 22, 2020 after 8:30 a.m.
(via TELECONFERENCE)

Meeting presentations will be made available here (<https://tinyurl.com/CPC10-22-20>) by October 19, 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
Dana Perlman, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, 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/87011540635> AND USE MEETING ID: 870 1154 0635 AND MEETING PASSCODE: 361031

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 **(213) 338 8477** or **(669) 900-9128** and use **Meeting ID No. 870 1154 0635** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 361031**.

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**

- 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 – September 24, 2020; October 8, 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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 870 1154 0635** and then press #. Press # again when prompted for participant ID. You may use meeting **passcode: 361031**.

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** (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-2020-991-CU-ZV**

CEQA: ENV-2020-993-CE

Plan Area: Southeast Los Angeles

Related Case: ADM-2020-992-CPIOC

Council District: 8 – Harris – Dawson

Last Day to Act: 10-22-20

PUBLIC HEARING – Completed August 13, 2020

PROJECT SITE: 810 – 820 East 111th Place; 840 East 111th Place

PROPOSED PROJECT:

Operation of a public charter middle school on two adjacent properties that will serve 540 students in grades 6 – 8. The Project consist of an Existing School Site for a public charter high school (the Animo Locke Tech High School), that served 525 students in grades 9 – 12, with an existing one-story 14,000 square foot warehouse building that was converted into a classroom building and a one-story 12,600 square foot classroom building. The Existing School Site has been in operation since 2010, with a total of 29 classrooms, a parking lot for 56 cars, and outdoor school playground and lunch areas. The Project includes the demolition of the existing 28,658 square foot vacant warehouse building at 840 E. 111th Place and its development with a soccer playing field and 6 new modular classrooms at the rear of the site, totaling 5,760 square feet. The Project also includes a new concrete pad on the Existing School Site and the relocation of an existing basketball court, two lunch area shade structures (totaling 3,210 square feet), and reconfiguration of the existing 56-space parking lot to provide a fire lane, an additional disabled access space, and 47 parking spaces. The two lots total 166,117 square feet (78,669 square feet at 810-820 E 11th Place and 87,444.8 square feet at 840 E. 111th Place).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (In-Fill), 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 Permit, to permit a public charter middle school in the M1-1-CPIO Zone; and
3. Pursuant to Section 12.27 A of the Los Angeles Municipal Code (LAMC), a Zone Variance to permit:
 - a. Six required automobile parking spaces for 6 new modular middle school classrooms and 26 bicycle parking spaces (2 long term and 24 short term) to be located on an adjoining, offsite lot, which will be part of the middle school campus, secured by an offsite parking covenant, in lieu of the requirement under LAMC § 12.21.A.4(f) that the required school parking be located on the same lot as the classrooms and the requirement under LAMC §12.21.A.16(e)(2), that Short Term bicycle spaces must be located on the same lot as the use for which they are intended to serve and to maximize visibility from a pedestrian entrance and no farther than 100-feet of walking distance from a pedestrian entrance;
 - b. Elimination of the requirement for a loading space to be provided and maintained on an M-1 zoned lot in connection with its use and development as a middle school open space playing field with 6 modular classrooms, and allow the existing loading space located on an adjoining lot, which is part of the school campus, to serve both parcels, in lieu of the requirement under LAMC §12.21.C.6(a) that a loading space be provided on each lot with an institution building; and
 - c. Elimination of the requirement for a trash and recycling area to be provided and maintained on an M-1 zoned lot in connection with its use and development as a middle school open space playing field with 6 modular classrooms, and allow the existing trash and recycling area located on an adjoining lot, which is part of the school campus, to serve

both parcels, in lieu of the requirement under LAMC §12.21.A.19(c) that a trash and recycling area be provided on each lot.

Applicant: Green Dot Public Schools California
Representative: Michael S. Woodward

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

5b. **CPC-2017-5090-VCU-CU-SPR**
CEQA: ENV-2017-5091-EIR; SCH No. 2018011071
Plan Area: Hollywood
Related Case: VTT-80310

Council District: 13 – O' Farrell
Last Day to Act: 11-09-20

PUBLIC HEARING – Completed September 16, 2020

PROJECT SITE: 6040 – 6060 Sunset Boulevard;
1432, 1445 – 1455 North Beachwood Drive;
1443 – 1455 Gordon Street; 1438 North Gower Street;
6065 Fountain Avenue; APNs 5545013057 and 5545013058

PROPOSED PROJECT:

The Project Site is currently occupied by creative offices, production support, sound stages, and a vacant restaurant, which together comprise 616,602 square feet of floor area on a 16.5-acre site. Alternative 2, or the Preservation and Soundstage Alternative involves the removal of 130,169 square feet of existing floor area and the construction of 619,942 square feet of new floor area, consisting of 556,557 square feet of creative office and 62,385 square feet of sound stage and production support space. The new uses would be within four buildings (Buildings A, B, D, and E), with a maximum building height of 15 stories (240 feet), on a 15.9-acre (693,432 square feet) portion of the site. Overall, the Project would result in a total of 828,339 square feet of creative office space, 65,319 square feet of production support, 205,202 square feet of sound stages, and 6,516 square feet of restaurant space on the Project Site, with a total floor area of 1,106,376 square feet. Alternative 2 would preserve and relocate the United Recording Building, by relocating the structure on-site. Demolition activities would include the removal of an individually eligible historic structure and contributors and non-contributors to a prospective historic district. Parking would be provided in four subterranean parking levels below the existing basecamp and Building E; four subterranean parking levels below Building D; and three subterranean levels below Building A, for a total of 1,244 new parking spaces. The Project Site's existing 1,398 parking spaces would remain. Alternative 2 would involve export of a total of 316,500 cubic yards.

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-2017-5091-EIR, certified on September 22, 2020, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Sections 12.24 T.3(b) and 12.24 U.14 of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area;
3. Pursuant to LAMC Section 12.24 W.19, a Conditional Use Permit to allow Floor Area Averaging in a unified development in the M Zone;
4. Pursuant to LAMC Section 12.24 W.27 and 12.24 F, a Conditional Use Permit for a Commercial Corner Development to permit extended hours of operation past 11:00 pm, and a maximum building height of 90 feet in lieu of a maximum height of 45 feet as otherwise required by LAMC Section 12.22 A.23; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an

increase of 50,000 gross square feet of non-residential floor area.

Applicant: Hudson Pacific Properties, Inc.
Representative: Cindy Starrett & Benjamin Hanelin, Latham & Watkins, LLP

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

5c. **CPC-2018-5776-DB**

CEQA: ENV-2018-5777-CE

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

Council District: 3 – Blumenfield
Last Day to Act: 10-23-20

PUBLIC HEARING – Completed July 10, 2020

PROJECT SITE: 6817 North Winnetka Avenue

PROPOSED PROJECT:

Demolition of an existing one-story, 3,500 square foot commercial structure, and the construction of a 42,611 square foot, three-story, 40 unit, multi-family apartment building with one level of semi subterranean parking garage containing 53 automobile parking spaces. The Project includes two units for Very Low Income households. The Project will have a Floor Area Ratio (FAR) of 1.75:1 and a height of approximately 45 feet. Approximately four non-protected trees will be removed.

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 of the Los Angeles Municipal Code (LAMC), a Density Bonus (with two units, five percent set aside for Very Low Income Households) and one Off-Menu incentive as follows:
 - a. Pursuant to LAMC Section 12.22 A.25(f), an Off-Menu incentive to permit a Floor Area Ratio (FAR) of 1.75 in lieu of the maximum 0.5 in the [Q]C2 Zone.

Applicant: Lahikahi LLC
Representative: Ken Stockton, Stockton Architects, Inc.

Staff: Dominick Ortiz, Planning Assistant
dominick.ortiz@lacity.org
(818) 374-5061

6. **CPC-2014-666-VCU-ZAA-SPR-PA1**

CEQA: ENV-2011-2689-EIR; SCH. No. 2012011001
Plan Area: Brentwood – Pacific Palisades

Council District: 11 – Bonin
Last Day to Act: N/A

PUBLIC HEARING – Completed August 21, 2020

PROJECT SITE: 11725 West Sunset Boulevard; 11728 West Chaparal Street;
141 North Barrington Avenue

PROPOSED PROJECT:

A Plan Approval to evaluate the compliance and effectiveness of conditions of Case No. CPC-2014-666-VCU-ZAA-SPR dated August 4, 2015 in conjunction with the continued use and maintenance of a private school for girls in the RE11-1 and R3-1 Zones.

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, The Archer Forward: Campus Preservation and Improvement Plan, EIR No. ENV-2011-2689-EIR, SCH No. 2012011001, certified August 4, 2015, and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the review and consideration of the Plan Approval; and
2. Pursuant to Section 12.24 M of the Los Angeles Municipal Code and Condition No. A.31, a Plan Approval to evaluate the compliance and effectiveness of the Conditions of Approval under Case No. CPC-2014-666-VCU-ZAA-SPR dated August 4, 2015, in conjunction with the continued operation and maintenance of an existing private school for girls with a maximum enrollment of 518 students located in the RE11-1 and R3-1 Zones.

Applicant: Elizabeth English, Archer School for Girls, Inc.
Representative: Beth Gordie, Latham & Watkins, LLP

Staff: Elva Nuño-O'Donnell, City Planner
elva.nuno-odonnell@lacity.org
(818) 374-5066

7. **CPC-2020-1931-SN** Council District: 14 – Huizar
CEQA: ENV-2020-1935-EIR-ADD; SCH No. 2005091041 Last Day to Act: 11-13-20
Plan Area: Central City
Related Case: CPC-2006-9702-ZC-CU-CUB-ZV-DA

PUBLIC HEARING – Completed September 3, 2020

PROJECT SITE: 100 South Grand Avenue and 111–161 South Olive Street

PROPOSED PROJECT:

The Grand Sign District involves the implementation of a comprehensive signage program, in conjunction with the previously approved The Grand mixed-use development.

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 SCH No.2005091041, certified on November 20, 2006, and in subsequent addenda, and adopt the Addendum dated August 2020.
2. Pursuant to Section 13.11 of the Los Angeles Municipal Code, a City-initiated Sign District (-SN Supplemental Use District) for a comprehensive set of sign regulations for the Project Site.

Applicant: Rick Vogel, CORE/Related Grand Ave Owner, LLC
Representative: Cindy Starrett, Latham & Watkins, LLP

Staff: Rey Fukuda, Planning Assistant
rey.fukuda@lacity.org
(213) 847-3686

PUBLIC HEARING REQUIRED

PROJECT SITE: 1600 – 1614 East Venice Boulevard

PROPOSED PROJECT:

Demolition of three existing residential structures and the construction of a new four-story, maximum 41-feet in height, 49,948 square foot, multi-family apartment building consisting of 77 units over one level of subterranean parking containing 43 automobile stalls. The project reserves seven of the units for Extremely Low Income Households.

APPEAL:

An appeal of the April 20, 2020, Planning Director's Determination which:

1. Determine, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with Conditions, pursuant to Section 12.22 A.31, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 2 project, totaling 77 dwelling units, reserving seven units for Extremely Low Income Household occupancy for a period of 55 years, with the following Base and Additional Incentives:
 - a. Residential Density. A 60 percent increase in the maximum density to permit a total of 77 dwelling units, in lieu of 48 units as otherwise permitted by the R4 base density; and
 - b. Floor Area Ratio (FAR). A maximum FAR of 4.35:1, in lieu of the 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1; and
 - c. Parking. Reduced residential parking requirements to permit 0.5 parking spaces per bedroom; and
 - d. Yards/Setback. A reduced front yard setback of 5 feet, in lieu of the 15 feet otherwise required by LAMC Section 12.11; and
 - e. Height. An increase of 11 feet to allow a maximum height of 41 feet, in lieu of the 30 feet otherwise permitted by LAMC Section 12.21.1 A.1; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Venice Wave LP, 1600 Venice LLC
Representative: Michael Cohanad & Matthew Hayden, Venice Wave LP

***Appellants:** Allen Sarlo

Mickey Ramos
Representative: Kate Scanlon-Double

Staff: Esther Serrato, City Planning Associate
esther.serrato@lacity.org
(213) 978-1211

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 5, 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.