

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, NOVEMBER 5, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC11-05-20>) by November 2, 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
Yvette Lopez-Ledesma, Commissioner
Karen Mack, 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/86190636415>)
AND USE MEETING ID: 861 9063 6415 AND MEETING PASSCODE: 553676**

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. 861 9063 6415** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 553676**.

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
 - Commissioner Recognition
 - CPC Equity Subcommittee Update
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – October 8, 2020; October 15, 2020; October 22, 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. 861 9063 6415** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 553676**.

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)**

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-2019-7006-DB-DRB-SPP-SPR-DD-MS**

CEQA: ENV-2019-7009-CE

Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 10 – Wesson

Last Day to Act: 11-05-20

PUBLIC HEARING – Completed October 13, 2020

PROJECT SITE: 4230 and 4242 South Crenshaw Boulevard

PROPOSED PROJECT:

Construction, use and maintenance of an approximately 107,940 square foot mixed-use development with 124 residential dwelling units, 14 (15 percent of the base number of units) of which are restricted to Very Low Income households, including approximately 6,000 square feet of ground floor commercial uses, in a five-story building with a maximum height of 69 feet, with 60 parking spaces. The Project includes the demolition of an auto body shop, car wash/detail center, and a take-out food stand.

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;
2. Pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), review of a Density Bonus Compliance, for a 35 percent density bonus for an additional 32 dwelling units above the permitted base density of 92 dwelling units for a project totaling 124 dwelling units, including 15 percent of the base density dwelling units for Very Low Income households for a period of 55 years, with the following three Off-Menu Incentives:
 - a. To allow for an increase in the allowable Floor Area Ratio to a maximum of 2.94:1 in lieu of the otherwise permitted 1.5:1, in the C1.5-1- SP Zone;
 - b. To allow for a reduction of the residential parking ratio to 0.5 parking space for every dwelling unit in lieu of the 102 spaces otherwise required by LAMC 12.21.A.4(a); and
 - c. To allow for an increase in the allowable height of an additional 24 feet for a total building height maximum of 69 feet, in lieu of the otherwise permitted 45 feet in the C1.5-1-SP Zone;
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following three Waivers of Development Standards:
 - a. To allow for an increase in the allowable side yard setback areas to be 5 feet in lieu of the otherwise required 6 foot side yard for a five-story building in the C1.5-1-SP Zone; and
 - b. To waive the transitional height requirements of the Crenshaw Corridor Specific Plan ("CCSP" Ordinance No. 184,795) Section 10.D.1;
 - c. To allow 50 percent of the required parking spaces to be compact;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for the approval of a project that results in an increase of 50 or more dwelling units and/or guest rooms;
5. Pursuant to LAMC Sections 11.5.7.C and 16.50, a Project Permit Compliance review with the Crenshaw Corridor Specific Plan and Design Review Board; and
6. Pursuant to LAMC Section 12.23 Y, Special Permission by the Director for the reduction of commercial uses by ten percent due to the 1,500 feet proximity to a portal of a fixed rail transit station, or bus station, or similar transit facility.

Applicant: Community Builders Group

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

6. **CPC-2016-4785-SP-SPP-VZC-HD-CU-CUB-SPR**

CEQA: ENV-2016-4786-MND

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

Council District: 3 – Blumenfield

Last Day to Act: 11-05-20

Continued from: 10-08-20

PUBLIC HEARING – Completed August 7, 2020

PROJECT SITE: 20401 West Ventura Boulevard

PROPOSED PROJECT:

Demolition and removal of the existing restaurant foundation and parking areas at the project site and development of the site with a 149-room, four-story hotel (83,294 square feet of Floor Area) that includes three levels of subterranean parking, while providing 213 vehicle parking spaces and 52 bicycle parking spaces, on a 53,529 square-foot lot. With the provision of bicycle parking stalls on-site, the project would replace eight automobile parking spaces with bicycle parking stalls. The hotel would be designed with gathering spaces, a hotel-serving restaurant and lounge located on the ground floor, with an outdoor deck area, and proposes a porte-cochère entry leading to the guest check-in lobby. Amenities, such as the pool deck and fitness room are located on the second floor. The height of the hotel would be 66 feet as measured from the ground floor to the top of the parapet and 73 feet to the top of the elevator. The Project would include the removal and replacement of 22 non-protected trees and would require approximately 61,500 cubic yards of export during the construction phase.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4786-MND ("Mitigated Negative Declaration"), and all comments received;
2. Pursuant to Section 11.5.7 G of the Los Angeles Municipal Code (LAMC), a Specific Plan Amendment request to modify the Ventura-Cahuenga Boulevard Corridor Specific Plan regulations to:
 - a. Increase the FAR to 1.559:1 in lieu of the permitted 1:1 FAR; by amending Section 6.B, to add subsection 6.B.5, establishing "a Floor Area Ratio of 1.559:1, for hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet.";
 - b. Allow for pedestrians to cross a driveway or parking area to enter the building by amending Section 7.A, to state: "An entrance to the business shall provide direct access from the sidewalk without crossing a parking lot or driveway. However, hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet shall be exempt from this requirement.";
 - c. Allow for a driveway to be located in front of the building, by amending Section 7.A.3.a. to state: "No parking area or driveway shall be placed directly in front of the building, except where a driveway is located to provide direct access through the building to a parking area located in the building or to the rear of the building. Hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater

than 55,000 square feet shall be permitted to have a driveway placed directly in front of the building.”;

- d. Increase in the allowable side yard to 43 feet in lieu of the allowable 39 feet at ground floor by amending Section 7.A.3.b, to state: “For hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet, a maximum driveway width of 25 feet, allowing a maximum side yard accessway of 43 feet, shall be permitted.”; and
 - e. Increase the height to 73 feet in lieu of permitted 30 feet, by amending Section 7.E.1.e.2, to state: “For hotel projects within the Neighborhood and General Commercial Plan Designation for the area east of the intersection of De Soto Avenue and Ventura Boulevard, and west of the intersection of Winnetka Avenue and Ventura Boulevard, on the north side of Ventura Boulevard, with an existing lot size no greater than 55,000 square feet, a building height of up to 75 feet, pursuant to LAMC Section 12.21.1 B.3 shall be permitted.”;
3. Pursuant to LAMC Section 12.32 Q, a Vesting Zone Change and Height District change from P-1LD, C2-1LD, and C4-1LD to (T)(Q)C2-2D;
 4. Pursuant to LAMC Section 12.24 T.3, a Conditional Use to allow a hotel use within 500 feet of an “R” (Residential) Zone;
 5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow for the sale and dispensing of alcoholic beverages incidental or accessory to the operation of a hotel or banquet room;
 6. Pursuant to LAMC Section 11.5.7 C, Specific Plan Project Permit Compliance for a new building within the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
 7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more guest rooms.

Applicant: Kamyar Marouni, 20401 Ventura LLC
Representative: Heather Waldstein and Brad Rosenheim,
Rosenheim & Associates, Inc.

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

7. [DIR-2019-4920-TOC-1A](#)
CEQA: ENV-2019-4921-CE
Plan Area: Venice

Council District: 11 – Bonin
Last Day to Act: 11-05-20
Continued from: 10-22-20

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;
 - 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;
 - c. Parking. Reduced residential parking requirements to permit 0.5 parking spaces per bedroom;
 - d. Yards/Setback. A reduced front yard setback of 5 feet, in lieu of the 15 feet otherwise required by LAMC Section 12.11;
 - 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

8. **CPC-2017-5287-DB-DRB-SPP-MSP**

CEQA: ENV-2017-5286-CE

Plan Area: Sherman Oaks – Studio City

Toluca Lake – Cahuenga Pass

Related Case: DIR-2016-4292-DRB-SPP-MSP

Council District: 4 – Ryu

Last Day to Act: 11-06-20

PUBLIC HEARING – Completed January 31, 2020

PROJECT SITE: 3077 Cahuenga Boulevard

PROPOSED PROJECT:

Demolition of existing 7,166 square-foot commercial structure; and the construction of a new 40 unit, 35,835 square-foot, three-story, residential apartment complex, with a 21,754 square-foot parking garage for 51 cars within two levels of subterranean parking. This would result in a total structure of 35,835 square feet with a maximum height of approximately 51 feet. The Project includes 5,340 square feet of hardscape, and associated community amenities. The Project is located in the Outer Corridor of the Mulholland Scenic Parkway Specific Plan and on an approximately 24,990 square-foot site. The Project is upslope from Cahuenga Boulevard right-of-way and is downslope from Mulholland Drive. The Applicant has stated that the Project is not visible from Mulholland Drive. The Project is also in the Ventura/Cahuenga Boulevard Corridor Specific Plan and requires approval for Project Permit Compliance for that Specific Plan. The Project requests an Off-Menu Density Bonus which requires City Planning Commission approval to allow relief from the Ventura/Cahuenga Boulevard Corridor Specific Plan in order to have a Floor Area Ratio (FAR) of 1.43:1 in lieu of the permitted 1:1, and a maximum height of 51 feet in lieu of the permitted 30 feet. The Project includes 9,794 cubic yards of cut, 9,794 cubic yards of export, and no fill or import. The Project requires a haul route.

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;
2. Pursuant to Section 12.22 A.25 (e)(4) of the Los Angeles Municipal Code (LAMC), a Density Bonus for two off menu incentives to allow a maximum building Floor Area Ratio (FAR) of 1.43:1 in lieu of 1:1 and a maximum building height of 51 feet in lieu of the 30-foot height limit required by the Ventura/Cahuenga Boulevard Corridor Specific Plan;
3. Pursuant to LAMC Section 11.5.7 C, a Specific Plan Project Permit Compliance with the Mulholland Specific Plan and the Ventura Cahuenga Boulevard Corridor Specific Plan; and
4. Pursuant to LAMC Section 16.50, Design Review in compliance with Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943).

Applicant: 3077 Cahuenga Blvd LLC
Representative: David Moss & Associates, Inc.

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

9. [CPC-2019-807-ZCJ-HD-MCUP-SPR](#)
CEQA: ENV-2019-808-SCEA
Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Martinez
Last Day to Act: 12-12-20

PUBLIC HEARING – Completed September 16, 2020

PROJECT SITE: 7940 North Lankershim Boulevard;
7918 – 7946 North Lankershim Boulevard;
11650 – 11664 West Strathern Street

PROPOSED PROJECT:

Demolition of two one-story commercial buildings and surface parking for the construction, use, and maintenance of a new seven-story, 87-foot mixed-use building. The building will have a maximum floor area of approximately 678,328 square feet, a maximum of 432 residential dwelling units, with 48 units set aside as affordable (22 units set aside for Extremely Low Income households and 26 units set aside for Very-Low Income households) and 22,000 square feet of commercial space consisting of one retail space proposed for a drugstore/market with ancillary drive-through and two commercial spaces proposed for restaurant use. The Project proposes the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the use and operation of one retail space proposed for a drugstore/market and the sale and dispensing of beer and wine for on-site consumption in conjunction with the use and operation of the two commercial spaces proposed for restaurant use. The proposed hours of operation for the commercial uses are from 7:00 a.m. to 12:00 a.m., daily. The Project will provide a total of 541 automobile parking spaces and 224 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to California Public Resources Code Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, Case No. ENV-2019-808-SCEA (SCEA), all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; Find that the Project is a “transit priority project” as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect

to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project, and Adopt the SCEA and the Mitigation Monitoring Program prepared for the SCEA;

2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from C2-1VL and R1-1 to RAS4-1-CUGU and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), three Developer Incentives to permit:
 - a. Open space to be located adjacent to a Subject Use as listed in LAMC Section 13.18 E.2(d) in lieu of the requirements of LAMC Section 13.18 F.3(a);
 - b. An increase of Floor Area Ratio (FAR) for a maximum 3.32:1 FAR in lieu of the 3:1 FAR permitted pursuant to LAMC Section 12.21.1;
 - c. A parking ratio of 1 parking space per dwelling unit in lieu of the parking requirements pursuant to LAMC Section 12.21 A.4;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the use and operation of one retail venue and to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with the use and operation of two commercial venues; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: Don Hankey, Lankershim Crossing, LLC
Representative: Andrew Brady, DLA Piper LLP

Staff: Lilian Rubio, City Planning Associate
lilian.rubio@lacity.org
(213) 978-1840

10. [DIR-2019-277-TOC-DRB-SPP-1A](#)
CEQA: ENV-2019-278-CE
Plan Area: Westwood

Council District: 5 – Koretz
Last Day to Act: 12-08-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1427 – 1433 South Greenfield Avenue

PROPOSED PROJECT:

Demolition of two apartment buildings and garages and the construction of a new six-story, maximum 66.5-feet in height, twenty-nine unit multi-family apartment building over two levels of subterranean parking containing 47 automobile stalls, in conjunction with the export of 14,000 cubic yards of dirt. One existing Street Tree will be removed and at least three new Street Trees will be planted. The Project reserves three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years.

APPEAL:

An appeal of the September 24, 2020, Planning Director'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 State CEQA Guidelines, Article 19, Section 15332, 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, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a

Transit Oriented Communities (TOC) Affordable Housing Incentive Compliance Review for a qualifying Tier 3 project totaling twenty-nine dwelling units, reserving three units for Extremely Low Income, one unit for Very Low Income, and one unit for Low Income occupancy for a period of 55 years with the following requested Base and Additional Incentives:

- a. Residential Density. A 70 percent increase in the maximum density to permit a total of twenty-nine dwelling units, in lieu of 16 units otherwise permitted by the R3 base density;
 - b. Floor Area Ratio (FAR). A maximum FAR of 3.98 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
 - c. Residential Parking. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half space per unit;
 - d. Open Space. A 25 percent reduction in the open space requirement, allowing at least 4,350 square feet in lieu of the 5,800 square feet otherwise required;
 - e. Open Space. A 25 percent reduction from the Specific Plan's open space location requirement to allow 56.25 percent (2,447 square feet) of open space to be provided on the ground floor in lieu of the requirement that 75 percent of open space be provided on the ground floor; allowing the remaining 43.75 percent (1,903 square feet) of open space to be provided above the ground floor for a total of 4,350 square feet of open space; and
 - f. Height. A 22-foot increase in the building height, allowing 67 feet in lieu of the maximum 45 feet otherwise allowed by the [Q]R3-1-O zone and Westwood Community Multi-Family Specific Plan;
3. Approved with Conditions, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance Review and Design Review for a new six-story, maximum 67 feet in height, and twenty-nine unit apartment building over two levels of subterranean parking containing 47 automobile stalls; and
 4. Adopted the Conditions of Approval and Findings.

Applicant: David Gholiani, Greenfield Ohio LLC.
Representative: Tony Russo, Crest Real Estate

Appellants: Rouslan Boundine

Bruce Shapiro and Oren Lavee
Representative: Kathleen R. Unger, Advocates for the Environment

Peter Leininger

Staff: Dylan Sittig, City Planning Associate
dylan.sittig@lacity.org
(213) 978-1197

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 19, 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.