

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 19, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC11-19-20>) by November 16, 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/89340299769>)
AND USE MEETING ID: 893 4029 9769 AND MEETING PASSCODE: 650077.**

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. 893 4029 9769** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 650077**.

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
 - Housing Updates
 - Direction to Staff for Reporting of City Council Actions Regarding Project Entitlements
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement 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. 893 4029 9763** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 650077**.

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-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP**

CEQA: ENV-2020-88-SCPE

Plan Area: Central City

Related Case: VTT-82988-HCA

Council District: 14 – De Leon

Last Day to Act: 12-23-20

PUBLIC HEARING – Completed August 27, 2020

PROJECT SITE: 412 – 426 Crocker Street; 411 – 425 Towne Avenue

PROPOSED PROJECT:

Demolition of one existing vacant manufacturing building, and the construction, use and maintenance of a seven story, 178,200 square-foot mixed-use building with 175 dwelling units, including nine units restricted to Extremely Low Income Households, 146 dwelling units restricted to Very Low Income Households, 18 units restricted to Low Income Households and two market rate manager's units, and 8,691 square feet of commercial space on a 35,750 square-foot site. The building will be constructed with ground floor commercial, and six levels of residential units, over one level of subterranean parking for a total building height of 87 feet, and a Floor Area Ratio (FAR) of 4.99:1. The Project includes 86 studio units, 60 one-bedroom units and 29 two-bedroom units. The Project will provide 29 vehicular parking spaces, 125 bicycle parking spaces, and 7,291 square feet of open space.

REQUESTED ACTIONS:

1. Pursuant to Senate Bill 375 and Public Resources Code 21155.1, a project that qualifies as a Transit Priority Project and is declared by a legislative body to be a Sustainable Communities Project (SCP) is statutorily exempt from the California Environmental Quality Act (CEQA). The Department of City Planning has determined that the Project is exempt from CEQA as a SCP. A subsequent public hearing will be held by the City Council on the SCP Exemption determination after the City Planning Commission's Consideration;
2. Pursuant to Los Angeles City Charter 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City Community Plan to amend the Land Use Designation from Light Manufacturing to Regional Center Commercial;
3. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from M2-2D to C2-4D and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), two Developer Incentives to permit a 60 percent reduction in the minimum total usable open space required and a maximum of 35 percent of interior common open space to be provided as usable open space in lieu of 25 percent;
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; and

Applicant: Erick Nakano, Crocker Apartments, LP
Representative: Eric Lieberman, QES, Inc.

Staff: Deborah Kahen, Senior City Planner
deborah.kahen@lacity.org
(213) 978-1202

6. [CPC-2017-3251-TDR-MCUP-SPR](#)
CEQA: ENV-2016-4630-EIR; SCH. No. 2017121047
Plan Area: Central City
Related: VTT-74531-CN and ZA-2017-4845-ZAI

Council District: 14 – De Leon
Last Day to Act: 12-17-20
Continued from: 03-12-20
05-14-20
06-25-20
08-27-20

PUBLIC HEARING – Completed January 15, 2020

PROJECT SITE: 1033 – 1057 South Olive Street

PROPOSED PROJECT:

Construction and operation of a 70-story mixed-use high-rise development, with up to 751,777 square feet of floor area on a 38,097 square foot site. The Project would include up to 794 residential units, 12,504 square feet of ground-floor commercial (restaurant/retail) uses, a ground-floor public plaza, and residential open space amenities. The Project would have a maximum height of 810 feet, with a 61-story tower above a nine-level podium. Eight podium levels would be automobile parking and would be partially wrapped with residential units. The Project would also have six subterranean levels of parking (depth of 70 feet) and would require the excavation and export of approximately 89,713 cubic yards of soil. Five existing single-story commercial buildings containing 35,651 square feet of floor area would be removed from the Project Site. The Project is a certified Environmental Leadership Development Project (ELDP).

The Applicant requests that the matter be continued to a date certain of December 17, 2020.

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 1045 Olive Project Environmental Impact Report No. ENV-2016-4630-EIR (SCH No. 2017121047), certified on February 7, 2020, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (FAR) for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 523,195 square feet of floor area for a Transit Area Mixed Use Project, from the City of Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to ten establishments; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow construction of a proposed development project which will create an increase of more than 50 dwelling units.

Applicant: 1045 Olive, LLC
Representative: Cindy Starrett, Latham and Watkins

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

7. [CPC-2016-4616-GPAJ-VZCJ](#)
CEQA: ENV-2016-4617-MND
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 – Martinez
Last Day to Act: 11-20-20

PUBLIC HEARING – Completed July 31, 2020

PROJECT SITE: 9701-9707 North Vesper Avenue

PROPOSED PROJECT:

Demolition of one duplex, and the construction, use, and maintenance of a three-story, maximum 35-feet in height, 36-unit mixed use building. The Project will consist of 1,060 square feet of ground floor commercial space and residential and commercial parking and two stories (37,680 square feet) of residential above, totaling 66,760 square feet on a 32,675 square foot lot. The Project will provide two one-bedroom units, 20 two-bedroom units, and 14 three-bedroom units. The Project will set aside three units for Very Low Income Households and two units for Extremely Low Income Households as required by LAMC Section 11.5.11 (Measure JJJ). A total of 71 vehicle parking spaces will be provided, including 65 residential and six commercial. A total of 46 bicycle parking spaces will also be provided, including 40 long-term spaces and six short-term spaces. Vehicular access to the site will be from one driveway on Van Nuys Place to the north and one driveway on Vesper Avenue to the east. The Project will provide 3,872 square feet of landscaping and 6,690 square feet of open space, including a 2,865 square foot rear yard with a tot lot, 3,690 square foot courtyard, 365 square foot gym, and 600 square foot recreation room. There are 10 non-protected trees proposed for removal.

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-2016-4617-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles City Charter Section 556 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to change the land use designation of the site from Low Medium I Residential to Neighborhood Commercial; and
3. Pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change from [T][Q]RD3-1 to C1-1.

Applicant: Bobby Younessi, Western Paradise, LLC
Representative: Athena Novak, AHN & Associates, LLC

Staff: Christine Bustillos, Planning Assistant
christine.bustillos@lacity.org
(818) 374-5072

8. [CPC-2019-4992-CPIOA-ZAD-SPR-WDI](#)
CEQA: ENV-2008-478-EIR; Addendum
Plan Area: West Adams - Baldwin Hills - Leimert

Council District: 10 – Wesson
Last Day to Act: 02-04-21

PUBLIC HEARING – Completed September 15, 2020

PROJECT SITE: 5860 Jefferson Boulevard

PROPOSED PROJECT:

Redevelopment of a portion of the Project site by replacing the existing surface parking area with an approximately 344,947 square foot office building that is approximately 320 feet (22 stories) in height. Approximately 908 vehicle parking spaces would be provided in four subterranean parking levels and limited surface parking, and the 5850 Project would also include approximately 104

bicycle parking spaces (including 69 long-term bicycle parking spaces and 35 short-term bicycle parking spaces). The existing approximately 49,877 square foot media production building would remain on-site. Upon completion, the Project Site would include approximately 394,824 square feet of floor area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, certified on June 29, 2016, and adopt the Addendum dated August 2020; and no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project;
2. Pursuant to Sections 12.32 and 13.14 of the Los Angeles Municipal Code (LAMC), an Amendment to the West Adams Community Plan Implementation Overlay District (CPIO Amendment), to amend provisions applicable to Parcel E only to allow:
 - a. A maximum building height of 320 feet in lieu of the otherwise allowed 75 feet per CPIO Section V-2(A)(1)(c); and
 - b. A maximum individual floor height of up to 37 feet and with atrium space up to 52 feet in height in lieu of the otherwise allowed 14 feet and 25 feet, respectively per CPIO Section V-2(A)(1)(e);
3. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator Determination regarding transitional height to exceed the height limit of 61 feet within 100 to 199 feet of an OS zone;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for the addition of over 50,000 square feet of non-residential floor area; and
5. Pursuant to LAMC Section 12.37.I.2.b, a Waiver of Dedication and Improvement to utilize the 10-foot dedicated area for pedestrian and streetscape enhancements and additional landscaping as part of the Project.

Applicant: 5850 West Jefferson, LLC
Representative: Park & Velayos LLP

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

9. [CPC-2020-4095-ZV-CU-SPR](#)
CEQA: ENV-2020-4096-CE
Plan Area: Westlake

Council District: 1 – Cedillo
Last Day to Act: 01-04-21

PUBLIC HEARING – Completed October 21, 2020

PROJECT SITE: 1608 – 1636 West Pico Boulevard; 1321 – 1331 South Union Avenue

PROPOSED PROJECT:

Conversion of an existing commercial building for the operation of two charter elementary schools (Grades K-4) totaling 53,447 square feet of floor area with a combined maximum enrollment of 1,000 students. The building will include 38 classrooms, a multi-purpose room, administrative office, and an open play area on the second level. Required parking will be provided in an adjacent surface parking lot located at 1321 – 1331 South Union Avenue.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15301 and 15332, 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 12.27 B of the Los Angeles Municipal Code (LAMC), a Zone Variance to allow off-site parking to be located across the alley at 1321-1331 South Union Avenue in lieu of on-site parking as required by LAMC Section 12.21 A.4(f);

3. Pursuant to LAMC Section 12.24 U.24, a Conditional Use Permit for the construction, use, and maintenance of two charter elementary schools (grades K-4);
4. Pursuant to LAMC Section 12.24 F, a Conditional Use Permit for the construction, use, and maintenance of two charter elementary schools (grades K-4) with deviations in height and area requirements, as follows:
 - a. A one-foot, 1.5-inch front yard setback; and
 - b. To maintain the existing side and rear yard setbacks;
5. Pursuant to LAMC Section 12.24 W.37 a Conditional Use Permit to maintain the existing public parking areas in the R Zone; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a change of use which results in a net increase of 1,000 or more average daily vehicle trips.

Applicant: Margaret Ford, Equitas Academy Charter Schools
 Representative: Jack Rubens, Esq., Sheppard, Mullin, Richter and Hampton LLP

Staff: Alexander Truong, City Planning Associate
alexander.truong@lacity.org
 (213) 978-3308

10. [DIR-2019-7519-TOC-1A](#)
 CEQA: ENV-2019-7520-CE
 Plan Area: Westlake

Council District: 13 – O' Farrell
 Last Day to Act: 11-19-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 1614 – 1626 West Temple Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new, six-story, 47,000 square foot mixed-use building with 72 dwelling units, including seven dwelling units set aside for Extremely Low Income Households (or nine percent of the proposed density) and with 700 square feet of commercial space. The building will be constructed with five residential levels above one ground level of parking and commercial use and one level of subterranean parking. The Project will provide a total of 72 automobile parking spaces, eight short-term and 58 long-term bicycle parking spaces. The Project includes 72 one-bedroom units, and a total of 5,794 square feet of open space for residents.

APPEAL:

An appeal of the June 19, 2020, Planning Director's Determination which:

1. Determined, that based on the whole of the administrative record that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 19, Class 32 of the CEQA Guidelines, 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, a 60 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 2 project with a total of 72 dwelling units, including seven dwelling units reserved for Extremely Low Income (ELI) Households occupancy for a period of 55 years, along with two Additional Incentives;
 - a. Setback. To permit the use of any or all the yard requirements for the RAS3 Zone in lieu of the C2-1 Zone; and
 - b. Open Space. To permit a 20 percent reduction in the required open space; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Michael Cho, 1614 Temple, LLC
 Representative: Josh Kreger, Craig Lawson and Co., LLC

- Appellants:**
1. Miguel Siqueiros
 2. Temple CW, LLC
Representative: Stephen Allen Jamieson,
Law Offices of Solomon, Saltsman & Jamieson
 3. Lawrence "Damian" Pelliccione
 4. Arnulfo Rodríguez Pérez
 5. Christopher J. Rodríguez
 6. Joshua Morneo

Staff: Michelle Carter, City Planning Associate
michelle.carter@lacity.org
(213) 978-1262

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, December 3, 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.