

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, DECEMBER 3, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC12-03-20>) by November 30, 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
Ajay Relan, 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/83209954659>)
AND USE MEETING ID: 832 0995 4659 AND MEETING PASSCODE: 105845**

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. 832 0995 4659** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 105845**.

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 online 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
 - 8150 Sunset Project Update
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 5, 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. 832 0995 4659** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 105845**.

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** (No Items)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. **CPC-2019-7685-DB-CU-WDI**

CEQA: ENV-2008-478-EIR (Addendum)

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson

Last Day to Act: 12-03-20

PUBLIC HEARING – Completed November 6, 2020

PROJECT SITE: 5773 West Adams Boulevard

PROPOSED PROJECT:

Redevelop the Project Site by replacing the existing vacant automobile service and repair station with an approximately 60,569 square foot mixed-use building, containing 65 residential units (including 10 units reserved for Very Low Income households) and approximately 2,300 square feet of ground-floor commercial retail uses. The Project would contain seven stories and would have a maximum height of 79 feet four inches (93.5 feet with the elevator penthouse). The Project would include one level of subterranean parking with 25 parking spaces and 17 spaces at grade level that are wrapped by the commercial space on the West Adams Boulevard frontage and the residential lobby and leasing area on the Genesee Avenue frontage, for a total of 41 vehicle parking spaces. The Project would also include approximately 61 bicycle parking spaces (including 53 long-term bicycle parking spaces and eight short-term bicycle parking spaces). Finally, the Project would provide approximately 6,975 square feet of open space, including a 4,925 square foot sky deck and 2,050 square feet of private balconies.

REQUESTED ACTIONS:

1. The City Planning Commission shall consider, based on the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, certified on June 29, 2016; and pursuant to CEQA Guidelines 15164, and as supported by the addendum dated August, 2020; no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project;
2. Pursuant to LAMC Section 12.24.U.26, a Conditional Use Permit for a 70 percent Density Bonus to permit 65 units in lieu of 38 units with 10 units reserved for Very Low Income households (25 percent of the base density).
3. Pursuant to LAMC Section 12.22.A.25, Density Bonus Compliance Review to permit the following development incentives:
 - a. An Off-Menu incentive to allow a 4.35:1 floor area ratio in lieu of 2.0:1 permitted by CPIO Section III-2.B.2.b;
 - b. An Off-Menu incentive to allow 0.50 parking spaces per residential unit in lieu of Density Bonus parking option 1;
 - c. An Off-Menu incentive to allow a height of 75 feet to the rooftop (79 feet, four inches to the parapet) in lieu of 55 feet otherwise permitted in Section III-2.A.1.a of the West Adams CPIO;
 - d. Waiver of Development Standard to waive the West Adams CPIO's Transition to Residential height step back as otherwise required in CPIO Section III-2.A.2.B.
 - e. Waiver of Development Standard to provide eight (8) commercial parking spaces for a restaurant use in lieu of 23 spaces required by LAMC Section 12.21.A.4.C(3);
4. Pursuant to LAMC Section 12.37.I.3, a Waiver of Dedication and Improvement to waive a five-foot dedication on Genesee Avenue.

Applicant: 5775 W. Adams, LLC

Representative: Dave Rand, Armbruster, Goldsmith & Delvac, LLP

Staff: Rafael Fontes, Planning Assistant
rafael.fontes@lacity.org
(213) 978-1189

7. **CPC-2019-2282-CDP-MEL-SPP-DB-CUB**
CEQA: ENV-2019-2284-CE
Plan Area: Venice Coastal Zone – North Venice Subarea

Council District: 11 – Bonin
Last Day to Act: 12-03-20

PUBLIC HEARING – Completed February 3, 2020

PROJECT SITE: 811 and 815 South Ocean Front Walk

PROPOSED PROJECT:

Demolition of nine existing residential dwelling units within three buildings and the construction, use and maintenance of a three-story, 13,412 square foot mixed use building with nine dwelling units and a 1,568 square foot ground floor restaurant providing 574 square feet of Service Floor area and 50 seats requesting on-site sale of a full line of alcohol beverages, and 30 parking spaces on the ground floor and one subterranean level.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32, 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 of the Los Angeles Municipal Code (LAMC), a Density Bonus Affordable Housing Incentive Program Review for a housing development project comprised of nine dwelling units, of which one dwelling unit will be set aside for a Low-Income household, with the following requested Incentive and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit a maximum building height of 39 feet in lieu of 35 feet, as otherwise permitted by the Venice Coastal Zone Specific Plan Section 10.F(3)a;
 - b. A Waiver of Development Standards to permit a six-foot in width passageway in lieu of a 12-foot passageway, as otherwise required by LAMC Section 12.21.C(2)(b);
 - c. A Waiver of Development Standards to permit a two-foot nine-inch by two-foot five inch triangular portion of the upper portion of the building to encroach into the 45 degree step-back plane, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F(3)(a); and
 - d. A Waiver of Development Standards to permit a Roof Access Structure with a maximum height of 12 feet in lieu of 10 feet, as otherwise permitted by the Venice Coastal Zone Specific Plan Section 9.C(1)(a);
3. Pursuant to the LAMC Section 12.20.2, a Coastal Development Permit for the above referenced Project located within the dual permit jurisdiction of the Coastal Zone;
4. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
5. Pursuant to Sections 65590 and 65590.1 of the California Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance review for the demolition of nine Residential Units and the construction of nine Residential Units in the Coastal Zone; and
6. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within a 1,568 square foot restaurant having 574 square feet of Service Floor area with 50 seats.

Applicant: Vera J. Sutter and Gary L. Sutter MD,
811 Ocean Front Walk, LLC and 815 Ocean Front Walk, LLC
Representative: John G. Reed, Reed Architectural Group, Inc.

Staff: Ira Brown, City Planning Associate
ira.brown@lacity.org
(213) 978-1453

8. **CPC-2020-5889-GPA-ZC-CPIOA-HD**

CEQA: ENV-2020-5890-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson

Last Day to Act: 12-16-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 3031 South Hauser Boulevard; 5461 West Jefferson Boulevard

PROPOSED PROJECT:

A City initiated change to the existing zoning and general plan land use designation for a private property (3031 South Hauser Boulevard and 5461 West Jefferson Boulevard) that was incorrectly designated as Open Space and zoned as OS-1XL in 1998, as part of the West Adams-Baldwin Hills-Leimert Community Plan Update; and to amend the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (West Adams CPIO) and modify and expand the Commercial Corridors Subarea boundary to include the subject site. The subject site is developed with a two-story 50,908 square foot warehouse building, and a surface parking lot. There are no physical changes or alterations as part of the Project, and no project is proposed for the subject site.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15301, 15305, and 15332, an Exemption from CEQA, and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and Charter Section 555, a General Plan Amendment from Open Space to Hybrid Industrial;
3. Pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from OS-1XL to CM-1VL-CPIO; and
4. Pursuant to LAMC Sections 13.14 C, and 12.32, a CPIO Amendment to amend the ordinance for the West Adams CPIO District (Ordinance No. 184,794) in the West Adams - Baldwin Hills - Leimert Community Plan to add the subject site to the Commercial Corridors Subarea and extend the boundary of the Commercial Corridors Subarea.

Applicant: City of Los Angeles

Staff: Elizabeth Gallardo, City Planner
elizabeth.gallardo@lacity.org
(213) 978-1297

9. **CPC-2020-4926-CA**

CEQA: ENV-2020-4927-ND

Plan Area: Citywide

Council District: All

Last Day to Act: N/A

PUBLIC HEARING – Completed November 9, 2020

PROJECT SITE: Citywide

PROPOSED PROJECT:

An ordinance amending Article 6 of the Los Angeles Municipal Code to provide City Council and the Mayor a mechanism to provide temporary regulatory relief from certain time limitations and

parking provisions of the Los Angeles Municipal Code during and immediately thereafter a declared local emergency.

REQUESTED ACTIONS:

1. Recommend that the City Council determine that, based on the whole of the administrative record, the Project was assessed in a Negative Declaration, No. ENV-2020-4927-ND, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Recommend that the City Council adopt the proposed ordinance;
3. Adopt the staff report as the Commission report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Andrew Pennington, Planning Assistant
andrew.pennington@lacity.org
(213) 978-1395

10. [DIR-2019-3815-DB-1A](#)
CEQA: ENV-2019-3816-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin
Last Day to Act: 12-03-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 11961 West Venice Boulevard

PROPOSED PROJECT:

Demolition of an existing medical office building and the construction of a new five-story, maximum 57-feet six-inches in height, 30,681 square foot, multi-family apartment building consisting of 38 dwelling units over one level of subterranean parking containing 39 automobile stalls. The Project reserves five of the units for Very Low Income Households. The Project will require the grading and export of approximately 8,008 cubic yards of soil and the removal of one non-protected tree in the adjacent public right-of-way.

APPEAL:

An appeal of the June 25, 2020, Planning Director's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32 Urban In-Fill Development), and that 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.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 38 dwelling units, reserving five units for Very Low Income household occupancy for a period of 55 years, with the following On-Menu Density Bonus Incentives:
 - a. Side Yard/Setback. A 20 percent decrease from the side yard requirements, allowing six feet five inches in lieu of eight feet;
 - b. Floor Area Ratio. An allowance for a 3:1 Floor Area Ratio in lieu of the otherwise maximum permitted 1.5:1 Floor Area Ratio; and
 - c. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access. An averaging of floor area, density, open space and parking over the Project-site, and permit vehicular access from a less restrictive zone (C2-1) to a more restrictive zone (R3-1); and
4. Adopted the Conditions of Approval and Findings.

Applicant: Augusto Rojas, Rojas Augusto and Grace M TRS; Augusto and Grace Rojas Trust
Representative: Nichole Smith, HORIZON Development + Entitlement

Appellants: Tupac A. Roberts, Vista Del Pacifico Properties, LLC

Mohammed J. Virani, Virani 1993 Family Trust & Esther Stuhl Disclaimer Trust

Harvey Lind, Sherlind Properties, LLC

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, December 10, 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 TTY-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.