

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 28, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPC1-28-21>) by January 25, 2021
Compliant Day of Submissions will be added to this drive as they are received

Samantha Millman, President
Caroline Choe, Vice President
David H. Ambroz, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Ajay Relan, 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/88040697459>)
AND USE MEETING ID: 880 4069 7459 AND MEETING PASSCODE: 297605.**

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. 880 4069 7459** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 297605**.

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
 - Vision Zero Update (LADOT)
 - Community Plan Update Overview
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – December 3, 2020; December 10, 2020; December 17, 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. 880 4069 7459** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 297605**.

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-2020-0595-DB-CU](#)
CEQA: ENV-2020-0597-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 02-27-21

PUBLIC HEARING – Completed December 14, 2020

PROJECT SITE: 1432 – 1434 South Beverly Drive

PROPOSED PROJECT:

Demolition of an existing duplex and the construction, use, and maintenance of a new 16,665 square-foot, six-story, 67-foot, 15-unit apartment building reserving two units for Very Low Income households. The Project will include 22 parking spaces between an at-grade and subterranean level.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a Housing Development Project in which the density increase (57.5 percent) is greater than the maximum permitted by LAMC Section 12.22 A.25; and
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus for a Housing Development with a total of 15 units (with two units – 20 percent of the base density set aside for Very Low Income Households) in lieu of the base density of nine units, along with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Incentive to permit a 24 percent increase in Floor Area Ratio (FAR) from 3:1 to 3.71:1;
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), the following Off-Menu Incentives:
 - i. to permit a 22-foot height increase from 45 feet to 67 feet; and
 - ii. to permit a 30 percent side yard reduction from nine feet to six feet, four inches;
 - c. Pursuant to LAMC Sections 12.22 A.25(g)(3), the following Off-Menu Waivers of Development Standards:
 - i. to permit a reduction in the number of parking spaces from 26 to 22 spaces;
 - ii. to permit a reduction in the number of standard parking spaces from 15 to 14 spaces;
 - iii. to permit a reduction in the number of guest parking spaces from four to zero spaces; and
 - iv. to permit open space provided above the first habitable room level.

Applicant: Ben Kohanteb, Ben and Lili Kohanteb Trust
Representative: Gary Benjamin, Alchemy Planning + Land Use

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

6. [CPC-2020-1716-GPA-ZC-HD](#)

CEQA: ENV-2020-1717-CE

Plan Area: Wilshire

Council District: 10 – Ridley Thomas

Last Day to Act: 03-23-21

PUBLIC HEARING – Completed January 7, 2021

PROJECT SITE: 4067 – 4085 West 3rd Street;
266 – 272 South Kingsley Drive

PROPOSED PROJECT:

Conversion of 139 guest rooms to light housekeeping rooms.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15301, Class 1, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Sections 555, 556 and 558 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the Wilshire Community Plan to re-designate the parcel located at 266 South Kingsley Drive from Low II Residential to Neighborhood Office Commercial and apply Footnote No. 6 of the Wilshire Community Plan to both parcels located at 4067 – 4085 West 3rd Street and 266 – 272 South Kingsley Drive;
3. Pursuant to LAMC Section 12.32 F, a Zone Change for the parcel located at 266 South Kingsley Drive from R1-1 to C2-1 to permit the conversion of 139 guest rooms to light housekeeping rooms; and
4. Pursuant to LAMC Section 12.32 F, a Height District Change for both parcels located at 4067 – 4085 West 3rd Street and 266 – 272 South Kingsley Drive to permit a Floor Area Ratio (FAR) of 3.18:1.

Applicant: Omninet Kipling, LP.
Representative: Mailian & Associates

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

7. [DIR-2020-4062-TOC-HCA-1A](#)

CEQA: ENV-2020-4063-CE

Plan Area: Wilshire

Council District: 10 – Ridley Thomas

Last Day to Act: 01-29-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 1551 (1557 – 1559) South Orange Grove Avenue

PROPOSED PROJECT:

Demolition of three existing residential structures, on two lots and the construction, use, and maintenance of a new 36,838 square foot, six-story, approximately 61'8" high residential building. The Project will provide thirty dwelling units with three of the units set aside for Extremely Low Income Households, parking at-grade and one level of subterranean parking for a total of 52 automobile parking spaces.

APPEAL:

An appeal of the November 13, 2020, Planning Director's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the CEQA Guidelines, Article 19, 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. Approved with conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 3 project totaling 30 dwelling units, including three units reserved for Extremely Low Income (ELI) Household occupancy, for a period of 55 years;
 - a. Yard/Setback. Utilization of the 30 percent reduction of two side-yard setbacks from nine feet to six feet and four inches;
 - b. Height. A maximum increase of 17 feet and five inches in building height to permit a maximum building height of 62 feet and five inches in lieu of the maximum 45 feet otherwise permitted; and
 - c. Open Space. A maximum reduction of 20 percent in the required amount of open space from 4,300 square feet to 3,465 square feet; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: 1551 South Orange Grove, LLC
Representative: Heather Lee, The Ketter Group

Appellant: AJR Holdings 17, LLC
Representative: Robert Mandel

Staff: Obiamaka Ude, Planning Assistant
Obiamaka.Ude@lacity.org
(213) 978-1394

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 11, 2021**

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.