

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 22, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC4-22-21>) by April 19, 2021
Compliant Day of Submissions will be added to this drive as they are received**

Samantha Millman, President
Caroline Choe, Vice President
Jenna Hornstock, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Vacant, 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/83306072737>)
AND USE MEETING ID: 833 0607 2737 AND MEETING PASSCODE: 235067.**

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. 833 0607 2737** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 235067**.

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>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – April 8, 2021

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. 833 0607 2737** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 235067**.

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-2020-6192-GPAJ-VZCJ-HD-CU-MCUP-SPR-HCA**
CEQA: ENV- ENV-2018-3986-SCEA-REC1
Plan Area: Wilshire

Council District: 13 – O’Farrell
Last Day to Act: 05-03-21

PUBLIC HEARING – Completed February 21, 2021

PROJECT SITE: 514 – 550 South Shatto Place; 3119 West 6th Street

PROPOSED PROJECT:

The proposed project involves 440,442 square feet of floor area consisting of a 40-story, mixed-use high rise with a maximum height of 483 feet and the conversion of an existing 19,972 square-foot church building into restaurant uses. The Project would demolish all other existing buildings onsite. The high-rise would contain 367 residential dwelling units, including 11 percent of the total number of dwelling units as affordable housing (Six percent Very Low Income and five percent Extremely Low Income) for a total of 42 affordable dwelling units. 90 Transient Occupancy Residential Structure (TORS), including 54 co-living units and 36 standard apartment units, are included in the total 367 residential units. Total commercial square footage, inclusive of the repurposed church building, would consist of 36,400 square feet of office and restaurant floor area. All restaurants seeking to utilize the requested Master Conditional Use Permit would have maximum hours of operation from 11:00 a.m. to 2:00 a.m., daily. The Project proposes up to 470 automobile parking spaces in four levels of subterranean parking, 175 long-term bicycle parking spaces, 25 short-term bicycle parking spaces, and 33,169 square feet of credited open space.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code approval of an Addendum (ENV-2018-3986-SCEA-REC1) to the Sustainable Communities Environmental Assessment (SCEA) (ENV-2018-3986-SCEA) for this Transit Priority Project;
2. Pursuant to CEQA Guidelines Sections 15162 and 15164 and Public Resources Code Section 21155.2, on the basis of substantial evidence, none of the conditions has occurred to require substantial revisions to the SCEA; and no subsequent SCEA, Environmental Impact Report or Negative Declaration is required for approval of the Project;
3. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment a change in the land use designation of the project site from Community Commercial to Regional Center Commercial;
4. Pursuant to Charter Section 558 and LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from CR-1 and C2-1 to C2-2. Additionally, a request pursuant to LAMC Section 11.5.11(e) for three developer incentives:
 - a. Reduction in the required amount of Open Space by 25 percent;
 - b. Reduction in the amount of required Residential Parking to zero; and
 - c. Reduction of required drive aisle width to 24 feet;
5. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale of a full line of alcoholic beverages for on-site and off-site consumption within ten premises;
6. Pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to permit a Transient Occupancy Residential Structure containing 90 units within the project consisting of all 54 co-

- living units and 36 standard apartment units on the three levels above the TORS units for short-term or long-term occupancy; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for the creation of more than 50 dwelling units.

Applicant: TF Shatto Limited Partnership
Representative: Timothy Moran, Irvine & Associates, Inc.

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

7. [CPC-2020-4566-DB-HCA](#)
CEQA: ENV-2020-4567-CE
Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian
Last Day to Act: 05-06-21

PUBLIC HEARING – Completed March 22, 2021

PROJECT SITE: 10912 – 10914 1/2 West Blix Street

PROPOSED PROJECT:

Demolition of an existing four-unit residential building and the construction of an approximately 21,695 square foot, five-story (54-foot height), residential building over one level of subterranean parking, on a 9,735 square foot lot. The new building has 18 residential units, including one affordable unit for low-income households and two affordable units for very low-income households. The Project includes 16 vehicle parking spaces, 18 long-term bicycle parking spaces, and 1,430 square feet of common open space located in a rear patio on the ground floor and a roof deck and recreation room on the fifth floor. The 12 existing non-protected trees on the property, including four of significant size, are proposed for removal. New landscaping will include five trees, two of which will be planted in the parkway adjacent to the subject property.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit the construction of a 21,695 square-foot, five-story, 54-foot high multiple-family building with 18 residential units, including one unit affordable for low-income households and two units affordable for very low-income households, and one level of subterranean parking, with the following requested incentives:
 - a. On-Menu Incentive to allow a floor area ratio (FAR) of 3.75:1 in lieu of the 3:1 FAR otherwise required in the R3 Zone;
 - b. On-Menu Incentive to allow a height of 54 feet in lieu of the otherwise permitted 45 feet in the R3 Zone;
 - c. On-Menu Incentive to allow up to a 20 percent reduction in open space to permit 1,720 square feet in lieu of the required 2,150 square feet under LAMC Section 12.21 G;
 - d. Waiver of Development Standards to allow a total of 16 vehicle parking spaces, 45 percent less than otherwise required under LAMC Section 12.22 A.25, Parking Option 1, with three vehicle spaces (10 percent) replaced by bicycle parking; and
 - e. Waiver of Development Standards to allow a 12-foot three-inch wide passageway extending from a street to one entrance of the dwelling units when there is no entrance opening directly onto a public street, in lieu of the 16-foot wide passageway required under LAMC Section 12.21 C.2(b).

Applicant: Garen Boyajian, Blix Equities, LLC
Representative: Donna Shen Tripp, Craig Lawson & Co., Inc.

Staff: Kora McNaughton, Planning Assistant
kora.mcnaughton@lacity.org
(818) 374-9908

8. **DIR-2020-1870-TOC-HCA-1A**
CEQA: ENV-2020-1871-CE
Plan Area: Wilshire Community Plan

Council District: 10 – Ridley Thomas
Last Day to Act: 04-27-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 1500 – 1512 ½ South Hi Point Street;
5914 West Saturn Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new five-story plus loft level, 57 foot-high residential building with 58 units, of which six units will be set aside for Extremely Low Income households, on a currently vacant site under the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The Project will provide a total of 105 automobile parking spaces in one subterranean level and on a portion of the ground level.

APPEAL:

An appeal of the January 14, 2021, 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 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 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 TOC Affordable Housing Incentive Program along with the following two incentives for a qualifying Tier 3 project totaling 58 dwelling units, reserving six units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Height. A maximum increase of 22 feet in building height; and
 - b. Yards/Setbacks. A maximum reduction of 30 percent in the north and south side yard setbacks; and
3. Adopted the Conditions of Approval and Findings.

Applicant: David Levy, FTL Investment Group, LLC
Representative: Heather Lee

Appellants: Andrea Grano

Staff: More Song, Planning Assistant
more.song@lacity.org
(213) 978-1319

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 13, 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.