

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, OCTOBER 21, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentation will be made available here (<https://tinyurl.com/CPC10-21-21>) by Tuesday, October 18, 2021
Compliant Day of Submissions will be added to this drive as they are received

Samantha Millman, President
Caroline Choe, Vice President
Helen Campbell, Commissioner
Jenna Hornstock, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, Commissioner

Vincent P. Bertoni, AICP, Director
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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the City Planning Commission's October 21, 2021 meeting will be conducted via telephone and/or videoconferencing.

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/87193183426>)
AND USE MEETING ID: 871 9318 3426 AND MEETING PASSCODE: 776286.**

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. 871 9318 3426** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 776286**.

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**

- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – September 9, 2021; September 30, 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. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken 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. 871 9318 3426** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 776286**.

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-1952-4072-CU-PA1**

CEQA: ENV-2016-2319-EIR; SCH No. 2016081015
Plan Area: Brentwood – Pacific Palisades
Related Case: ZA-2017-928-ZAD

Council District: 11 – Bonin
**Last Day to Act: 10-21-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 12001 Chalon Road

ORIGINAL PROJECT:

Demolition of two tennis courts, the outdoor pool area, two Facilities Management Buildings and the Fitness Center Building, and several surface parking lots on a 3.8-acre portion of the 45-acre Mount Saint Mary's (MSMU) Chalon Campus, and the development of a 38,000 square-foot two-story Wellness Pavilion, a new outdoor pool area, landscaped open space, and a two-story parking deck totaling 281 vehicle spaces (a net increase of 55 spaces). The Wellness Pavilion would provide students, faculty, and staff with a gym, multi-purpose rooms, a physical therapy lab, dance and cycling studios, lockers, showers, restrooms, and an equipment storage area.

The Original Project does not include a request to increase student enrollment, but would require the addition of one new staff person and would introduce three new types of events which could be attended by outside guests, students, faculty, and/or staff. The Original Project's new events would include:

- a. Summer Sports Camps (which would operate over a 12-week period during the summer);
- b. Health and Wellness Speaker Series (a maximum of eight annual events); and
- c. Other Wellness/Sports Events/Activities (a maximum of four events per month).

Additionally, Athenian Day and Homecoming, two existing events currently held on the Campus, would be moved to the Wellness Pavilion to allow for potential increases in attendance. Under the Original Project, a maximum of 400 daily outside guests would be permitted to attend the three new event types stated above. The Original Project would include a maximum building height of 42 feet, require a total of 20,524 cubic yards of grading (cut and fill), and 30 retaining walls ranging in height from two feet to a maximum height of up to 36 feet.

ALTERNATIVE 5:

The Department of City Planning recommends that Alternative 5, which was analyzed in the Final EIR (ENV-2016-2319-EIR; SCH No. 2016081015) Chapter III, Revisions, Clarifications, and Corrections at Page III-1, be considered for approval in place of the Original Project. Overall, Alternative 5 is similar to the Original Project, but would result in:

- a. A reduction of 11,181 cubic yards of grading and a two-month shorter construction period;

- b. A reduction of 18 retaining walls of which the maximum height would be reduced to 17 feet;
- c. A reduction of 2,500 square feet of the Wellness Pavilion floor area;
- d. A net reduction of 46 vehicle spaces;
- e. 36 fewer annual Other Wellness/Sport Events activities; and
- f. Club Sports practices and events would be permitted.

Additionally, Alternative 5 would implement and enforce a maximum daily vehicle trip cap for all vehicles attending a Summer Sports Camps, Health and Wellness Speaker Series, other Wellness/Sports Events/Activities, or Club Sport Event, as compared to the Original Project, which would permit a maximum of 400 daily outside guests to attend the three new event types.

REQUESTED ACTIONS (ORIGINAL PROJECT):

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-2319-EIR, (SCH No. 2016081015), for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 M, a Plan Approval to allow development of the Project in conjunction with the continued use of a private school in the RE40-1-H Zone; and
5. Pursuant to LAMC Section 12.24 F, a determination to permit a building height of 42 feet for the Wellness Pavilion, in lieu of the maximum height of 30 feet otherwise permitted by LAMC Section 12.21 C.10(d).

REQUESTED ACTIONS (ALTERNATIVE 5):

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-2319-EIR, (SCH No. 2016081015), for the above-referenced Alternative 5, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC), a Plan Approval to allow development of Alternative 5 in conjunction with the continued use of a private school in the RE40-1-H Zone; and
5. Pursuant to LAMC Section 12.24 F, a determination to permit a building height of 42 feet for the Wellness Pavilion, in lieu of the maximum height of 30 feet otherwise permitted by LAMC Section 12.21 C.10(d).

Applicant: Debra Martin, Mount Saint Mary's University
Representative: Victor De la Cruz, Manatt, Phelps & Phillips, LLP

Staff: Kathleen King, City Planner
kathleen.king@lacity.org
(213) 847-3624

7. [ZA-2017-928-ZAD](#)
CEQA: ENV-2016-2319-EIR; SCH No. 2016081015
Plan Area: Brentwood – Pacific Palisades
Related Case: CPC-1952-4072-CU-PA1

Council District: 11 – Bonin
**Last Day to Act: 10-21-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 12001 Chalon Road

ORIGINAL PROJECT:

The Original Project would require a total of 20,524 cubic yards of grading (cut and fill) and a total of 30 retaining walls ranging in height from two feet to a maximum height of up to 36 feet, in conjunction with development of the Wellness Pavilion project.

ALTERNATIVE 5:

Alternative 5 would require a total of 9,343 cubic yards of grading (cut and fill) and a total of 12 retaining walls ranging in height from two feet to a maximum height of up to 17 feet, in conjunction with development of the Wellness Pavilion project

REQUESTED ACTIONS (ORIGINAL PROJECT):

If the City Planning Commission approves CPC-1952-4072-CU-PA1 and certifies the EIR:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Wellness Pavilion Project EIR, No. ENV-2016-2319-EIR, SCH No. 2016081015; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator Determination to permit a total of 20,524 cubic yards of grading (cut and fill), in lieu of the maximum cut and fill amount of 6,600 cubic yards permitted by LAMC Section 12.21 C.10(f)(1); and
3. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator Determination to permit the following modification to the number and height of retaining walls at the development site:
 - a. An allowance of 30 retaining walls per lot in lieu of the maximum limit of one retaining wall per lot otherwise permitted by LAMC Section 12.21 C.8; and
 - b. A total of 30 retaining walls ranging in height from two feet to a maximum height of up to 36 feet, in lieu of the 12-foot height limit otherwise permitted by LAMC Section 12.21 C.8.

REQUESTED ACTIONS (ALTERNATIVE 5):

If the City Planning Commission approves CPC-1952-4072-CU-PA1 and certifies the EIR:

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, Alternative 5 was assessed in the previously certified Wellness Pavilion Project EIR, No. ENV-2016-2319-EIR, SCH No. 2016081015; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator Determination to permit a total of 9,343 cubic yards of grading (cut and fill), in lieu of the maximum cut and fill amount of 6,600 cubic yards permitted by LAMC Section 12.21 C.10(f)(1); and
3. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator Determination to permit the following modification to the number and height of retaining walls at the development site:
 - a. An allowance of 12 retaining walls per lot in lieu of the maximum limit of one retaining wall per lot otherwise permitted by LAMC Section 12.21 C.8; and
 - b. A total of 12 retaining walls ranging in height from two feet to a maximum height of up to 17 feet, in lieu of the 12-foot height limit otherwise permitted by LAMC Section 12.21 C.8.

Applicant: Debra Martin, Mount Saint Mary's University
Representative: Victor De la Cruz, Manatt, Phelps & Phillips, LLP

Staff: Kathleen King, City Planner
kathleen.king@lacity.org
(213) 847-3624

8. **CPC-2021-3512-VZC-VCU**

CEQA: ENV-2021-3513-CE

Plan Area: Wilshire

Related Case: CPC-2008-619-ZC-DA-M1

Council District: 5 – Koretz

****Last Day to Act: 10-24-21**

PUBLIC HEARING – Completed August 10, 2021

PROJECT SITE: 8700 Beverly Boulevard (8575 West 3rd Street;
8723 West Alden Drive; 8660 – 8730 West Beverly Boulevard;
110 North George Burns Road; 103 – 139 South George Burns Road;
8705 – 8750 West Gracie Allen Drive; 111 North San Vicente Boulevard)

PROPOSED PROJECT:

Modification of existing [Q] and [D] conditions and the amendment to an existing Development Agreement in order to allow for the addition of a new 405,000 square-foot hospital wing with 203 patient beds pursuant to California's Alfred E. Alquist Hospital Facilities Seismic Safety Act, which requires that, by 2030, all acute care hospitals in California be able to withstand a major earthquake and remain functioning.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15302 (replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity by more than 50 percent), 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 Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from [T][Q]C2-2D-O to [T][Q]C2-2D-O to allow the addition of a new 405,000 square-foot hospital wing with 203 patient beds; and
3. Pursuant to LAMC Section 12.24 T.3(a), a Vesting Conditional Use Permit for a Major Development Project to allow the net increase in floor area of approximately 405,000 square feet with 203 patient beds.

Applicant: Richard B. Jacobs, Cedars-Sinai Medical Center
Representative: Jeffrey Haber & Michael Nytzen, Paul Hastings LLP

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

PUBLIC HEARING – Completed August 10, 2021

PROJECT SITE: 8700 Beverly Boulevard (8575 West 3rd Street;
8723 West Alden Drive; 8660 – 8730 West Beverly Boulevard;
110 North George Burns Road; 103 – 139 South George Burns Road;
8705 – 8750 West Gracie Allen Drive; 111 North San Vicente Boulevard)

PROPOSED PROJECT:

Modification of existing [Q] and [D] conditions and the amendment to an existing Development Agreement in order to allow for the addition of a new 405,000 square-foot hospital wing with 203 patient beds pursuant to California's Alfred E. Alquist Hospital Facilities Seismic Safety Act, which requires that, by 2030, all acute care hospitals in California be able to withstand a major earthquake and remain functioning.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines, Section 15302 (replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity by more than 50 percent), 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 65868 of the California State Government Code and Section 6.9 of the Cedars-Sinai Medical Center Development Agreement, an amendment to extend the term by 15 years and allow the addition of a new 405,000 square-foot hospital wing with 203 patient beds.

Applicant: Richard B. Jacobs, Cedars-Sinai Medical Center
Representative: Jeffrey Haber & Michael Nytzen, Paul Hastings LLP

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 28, 2021**

**Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

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.

Reasonable Accommodations Consistent with Federal and State Law

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.