

**CITY PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY, NOVEMBER 18, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentation will be made available here (<https://tinyurl.com/CPC11-18-21>) by Monday, November 15, 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 November 18, 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/81249216173>)
AND USE MEETING ID: 812 4921 6173 AND MEETING PASSCODE: 420104.**

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. 812 4921 6173** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 420104**.

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. **DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE**

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

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

- [Update on City Planning Commission Status Reports and Active Assignments](#)
- 2022 Legislative Update
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – October 28, 2021; November 4, 2021

3. **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.

4. **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. 812 4921 6173** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 420104**.

5. **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.

6. **CONSENT CALENDAR (6a)**

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.

- 6a. **CPC-2021-3871-DB-MCUP-SPR-VHCA**
CEQA: ENV-2019-7526-SCPE
Plan Area: Hollywood

Council District: 13 – O’Farrell
**Last Day to Act: 11-29-21

PUBLIC HEARING – Completed July 28, 2021

PROJECT SITE: 1400–1440 North Vine Street;
6263–6275 West De Longpre Avenue;
6262–6270 West Leland Way

PROPOSED PROJECT:

Construction of a new 205,053 square-foot mixed-use building consisting of 198 residential units (11 percent of the 184 base density units or 21 units which would be reserved for Very Low-Income households) and 16,000 square feet of ground floor commercial space. The proposed building would be eight stories with an approximate height of 95 feet. The project would include 278 parking spaces in a partially wrapped at-grade level and within three subterranean levels. In addition, the Project would include 20,708 square feet of open space. The existing commercial buildings with a combined floor area of approximately 14,809 square feet and surface parking would be removed to accommodate the Project. Upon completion, the Project will result in a Floor Area Ratio (FAR) of 4.45:1.

REQUESTED ACTIONS:

- 1. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 198 units (with 21 units – 11 percent of the base density set aside for Very Low Income Households), along with the following On- and Off-Menu Incentives and Waiver of Development Standards:
 - a. Pursuant to LAMC Section 12.22 A.25(f)(8), an On-Menu Incentive to permit averaging of floor area ratio, density, parking or open space, and vehicular access;

- b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit an increase in FAR from 2:1 to approximately 4.45 to 1; and
 - c. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Waiver of Development Standards to permit a zero foot side yard setback in the R4 Zone in lieu of the otherwise required 11-foot required side yard setback.
2. Pursuant LAMC Section 12.24 W.1, a Main Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages in conjunction with four establishments in connection with the proposed project.
 3. Pursuant to LAMC Section 16.05, a Site Plan Review for development project which creates, or results in an increase of, 50 or more dwelling units.

Applicant: Patrick Tooley, Tooley Interests, LLC
Representative: Dave Rand, Armbruster Goldsmith & Delvac LLP

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

7. [CPC-2019-7522-VZC-CU-ZAA-SPR](#)
CEQA: ENV-2019-7523-MND
Plan Area: Wilshire

Council District: 5 – Koretz
**Last Day to Act: 11-18-21
Continued from: 06-10-21
09-09-21

LIMITED PUBLIC HEARING REQUIRED

PUBLIC HEARING – Completed July 15, 2020

PROJECT SITE: 1434 – 1456 South Robertson Boulevard

PROPOSED PROJECT:

Demolition of six existing structures, and the construction, use and maintenance of a new, seven-story, 84-foot tall, 131-room hotel with a 4,808 square-foot ground floor commercial space. The Project would provide a total of 77 automobile parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigation Negative Declaration, No. ENV-2019-7523-MND (“Mitigated Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1-O to RAS4-1-O;
3. Pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit to allow a hotel within 500 feet of an R Zone;
4. Pursuant to LAMC Section 12.28 A, a Zoning Administrators Adjustment to permit a 10 percent increase in total building floor area allowing 79,761 square feet in lieu of 72,510 square feet resulting in an Floor Area Ratio (FAR) of 3.3:1; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development resulting in an increase of 50 or more dwelling units or guest rooms, or combination thereof.

Applicant: Sinan Sinanian, Sinanian
Representative: Eric Lieberman, QES, Inc.

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

8. [CPC-2019-4651-SP](#)
CEQA: ENV-2008-1342-EIR-ADD1
Plan Area: Westchester - Playa Del Rey

Council District: 11 – Bonin

**Last Day to Act: 11-30-21

PUBLIC HEARING – Completed October 18, 2021

PROJECT SITE: Loyola Marymount University
1 LMU Drive

PROPOSED PROJECT:

An Amendment to the Loyola Marymount University (LMU) Specific Plan to modify the previously approved floor area for Academic/Administrative, Residential, and Athletic Indoor uses and to allow for subsequent adjustments in the distribution of floor area among these uses. The proposed Amendment will permit the retention, renovation, use, and/or change the use of the existing sports arena (Gersten Pavilion), in conjunction with an updated Traffic Demand Management Plan. The Amendment will continue to permit the construction of a new sports arena on Campus, as was previously disclosed and approved. The Amendment will also require that LMU establish and maintain a dedicated compliance officer to further enhance communications with the Westchester community. The Amendment will not change the maximum permitted floor area or the maximum total student enrollment, faculty, staff, and on-Campus residents.

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 Environmental Impact Report No. ENV-2008-1342-EIR, certified on February 25, 2011, and adopt the Addendum dated September 2021; and
2. Pursuant to Section 11.5.7 G of the Los Angeles Municipal Code, an Ordinance amending the Loyola Marymount University Specific Plan (Exhibit A).

Applicant: Loyola Marymount University
Representative: John Heintz, Latham & Watkins LLP

Staff: Esther Serrato, City Planner
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 9, 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.