

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 9, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentation will be made available here (<https://tinyurl.com/CPC12-9-21>) by Monday, December 6, 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 December 9, 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/83105730497>)
AND USE MEETING ID: 831 0573 0497 AND MEETING PASSCODE: 461470.**

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. 831 0573 0497** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 461470**.

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**

- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 18, 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. 831 0573 0497** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 461470**.

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 (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.

7. **CPC-2016-1103-MCUP-DB-SPR**

CEQA: ENV-2020-4929-SCPE

Plan Area: Hollywood

Related Cases: DIR-2012-1467-DB-SPR

Council District: 13 – O’Farrell

**Last Day to Act: 12-09-21

PUBLIC HEARING – Completed October 6, 2021

PROJECT SITE: 4100 West Sunset Boulevard;
1071 – 1089 North Manzanita Street

PROPOSED PROJECT:

Construction of a mixed-use project comprised of 91 residential units (including eight Very Low-Income units) and 10,000 square feet of commercial uses in a five-story building over four levels of subterranean parking on a 26,890 square foot (0.62 acre) lot. The Project Site is currently improved with a two-story commercial building and a surface parking lot, which would be demolished to permit the construction of the proposed Project. The proposed building would be approximately 89 feet in height and contain approximately 80,670 sf of floor area, resulting in a proposed floor area ratio (FAR) of 3:1.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code, Section 21155.1, that the Project is statutorily exempt from CEQA as a Sustainable Communities Project, as determined by the City Council on May 19, 2021;
2. Pursuant to Section 12.22.A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project totaling 91 dwelling units in lieu of 68 dwelling units permitted (a 35 percent increase), by setting aside 11 percent (eight dwelling units) of the units for Very Low-Income Households for a period of 55 years, with the following requested Incentives and Waiver of Development:
 - a. On-Menu Incentive to permit a 3:1 Floor Area Ratio (FAR), in lieu of the maximum 0.5:1 FAR;
 - b. Off-Menu Incentive to permit the use of lot area in lieu of buildable area for the purposes of calculating floor area; and
 - c. Waiver of Development Standard to permit a 20 percent open space reduction, for a total required open space of 7,460 square feet, in lieu of the 9,325 square feet otherwise required.
3. Pursuant to LAMC Section 12.24.W.1, a Main Conditional Use Permit to permit the on-site sale and dispensing of a full line of alcoholic beverages at up to three restaurant establishments; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates more than 50 dwelling units.

Applicant: James Frost, Junction Gateway LLC
Representative: Dave Rand, Armbruster, Goldsmith & Delvac

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

8. **CPC-2016-1104-DB-SPR**

CEQA: ENV-2020-4930-SCPE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Related Cases: VTT-74141; ZA-2012-1511-ZV-ZAA-DB-SPR

Council District: 13 – O’Farrell

**Last Day to Act: 12-09-21

PUBLIC HEARING – Completed October 6, 2021

PROJECT SITE: 4301 – 4311 West Sunset Boulevard;
4300 – 4314 West Effie Street

PROPOSED PROJECT:

Construction of a mixed-use project comprised of 108 residential units (including 10 Very Low-Income units), 4,500 square feet of fitness center uses and 999 square feet of restaurant uses in a four-story mixed-use building over two levels of subterranean parking, on a 36,206 square foot (0.83 acre) lot. The Project Site is currently improved with a motel, a vacant auto shop, one single-family residence, and two duplex residences, which would be demolished to permit the construction of the proposed Project. The proposed building would be up to 68 feet in height and contain up to 101,300 sf of floor area, resulting in a floor area ratio (FAR) of 3:1.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code, Section 21155.1, that the Project is statutorily exempt from CEQA as a Sustainable Communities Project, as determined by the City Council on May 26, 2021;
2. Pursuant to Section 12.22.A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project totaling 108 dwelling units in lieu of 86 dwelling units permitted (a 25 percent increase), by setting aside 11 percent (10 dwelling units) of the units for Very Low-Income Households for a period of 55 years, with the following requested Incentives and Waivers of Development Standards:
 - a. On-Menu Incentive to permit averaging of floor area ratio, density, parking and open space, and permitting vehicular access across zones;
 - b. On-Menu Incentive to permit a 3.0 Floor Area Ratio (FAR), in lieu of the 1.5:1 FAR otherwise required in the [Q]C2-1VL portion of the site
 - c. Waiver of Development Standard to permit a zero-foot side yard setback along Bates Avenue within the R4 zoned portion of the site in lieu of 7 feet otherwise required;
 - d. Waiver of Development Standard to permit a zero-foot rear yard setback along Effie Street within the R4 zoned portion of the site in lieu of 15 feet otherwise required; and
 - e. Waiver of Development Standard to permit an increase of 11 feet and one-story for a 68-foot building height with four stories, in lieu of the 57 feet and three stories otherwise permitted; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates more than 50 dwelling units.

Applicant: James Frost, Junction Gateway LLC
Representative: Dave Rand, Armbruster, Goldsmith & Delvac

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

9. [CPC-2009-1718-CU-PA1](#)
CEQA: ENV-2019-2549-CE
Plan Area: Arleta – Pacoima

Council District: 7 – Rodríguez
**Last Day to Act: 12-23-21

PUBLIC HEARING – Completed July 12, 2021

PROJECT SITE: 12546 and 12550 Van Nuys Boulevard

PROPOSED PROJECT:

Continued use and operation of a public charter school with a Conditional Use Permit, with modifications to certain conditions of approval including allowing student drop-off and pick-up on Van Nuys Boulevard, expanding grades served from 9-12 to 6-12, and allowing use of an outdoor basketball court.

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; and
2. Pursuant to Section 12.24 M of the Los Angeles Municipal Code, an Approval of Plans to permit the following modifications to the Conditions of Approval imposed under Case No. CPC-2009-1718-CU:
 - a. Change the permitted use of the site from a “private school” to allow the operation of a private school or a public charter school, and permit the serving of grades 6 through 12 in lieu of the current limitation of grades 9 through 12, maintaining the maximum enrollment at the current level of 350;
 - b. Allow drop-off and pick-up of students to occur off-site on Van Nuys Boulevard adjacent to the school, rather than limiting drop-off and pick-up to on-site as set forth in the CUP;
 - c. Increase the permitted number of staff and faculty from 30 to 45;
 - d. Allow the use of an existing outdoor basketball court for student recreational use;
 - e. Increase the number of special events permitted on campus each year from three to 11, including one annual graduation ceremony and monthly parent-teacher open house events (September through June);
 - f. Reduce the required number of vehicle parking spaces on site from 64 to 43;
 - g. Allow the use of outdoor music, bells, and public address systems at volumes that preclude the annoyance of or harm to residential neighbors; and
 - h. Allow other minor adjustments to conditions.

Applicant: PUC National
Representative: David Moss, David Moss & Associates

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

10. [ADM-2021-3739-DB-HCA-1A](#)
CEQA: N/A
Plan Area: West Los Angeles

Council District: 11 – Bonin
**Last Day to Act: 12-10-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 1814 South Federal Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a new four- to five-story, 56-foot-high apartment building containing 11 units, of which one unit will be set aside for Very Low-Income Household occupancy. The proposed building will encompass approximately 10,237 square feet in total building area

resulting in a Floor Area Ratio (FAR) of 2.70:1. The Project proposes to provide 15 automobile parking spaces within a subterranean and an at-grade parking level. The Project will also provide a minimum of 11 long-term bicycle parking spaces and two short-term bicycle parking spaces.

APPEAL:

An appeal of the July 30, 2021, Planning Director's Determination which:

1. Determined based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. Approved, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code, a ministerial review of Density Bonus Compliance, a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low-Income Households), for a project totaling 11 dwelling units, reserving one unit for Very Low Income Household occupancy for a period of 55 years, along with the following two On-Menu Incentives for a qualifying project:
 - a. Side Yard Setback. A maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of five feet eight inches in lieu of the otherwise required seven feet; and
 - b. Height. An 11-foot increase in building height to permit a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted;
3. Adopted the Conditions of Approval; and
4. Adopted the Findings.

Applicant: David Hanasab, Federal Holdings 26 LLC / Jericho Holdings, LLC
Representative: Matthew Hayden, Hayden Planning

Appellant: Keiko Ota, Federal Investment

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, December 16, 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.