

CITY PLANNING COMMISSION
***CORRECTED REGULAR MEETING AGENDA**
THURSDAY, JANUARY 27, 2022 after 8:30 a.m.
(via TELECONFERENCE)

Meeting presentation will be made available here (<https://tinyurl.com/CPC1-27-22>) by Monday, January 24, 2022
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 January 27, 2022 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/82190402673>) AND USE MEETING ID: 821 9040 2673 AND MEETING PASSCODE: 838357.

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. 821 9040 2673** then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 838357**.

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](#)
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 18, 2021; December 9, 2021; December 16, 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. 821 9040 2673** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 838357**.

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-2019-4983-GPA-VZC**

CEQA: ENV-2019-4984-ND

Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo

**Last Day to Act: 01-27-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 2417 – 2455 North Thomas Street;
2428 – 2436 North Gates Street

PROPOSED PROJECT:

Change of use from a school, daycare, convent, dormitories, playground, and chapel to storage, office and motion picture/television uses. The request includes a General Plan Amendment from Low Residential to Neighborhood Commercial and a Vesting Zone Change from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ. The proposed Project also includes the potential development of an additional 10,000 square feet of office use on portions of the Project site that are outside the current HPOZ boundaries. There is no demolition and no grading proposed at this time.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), Negative Declaration, No. ENV-2019-4984-ND (“Negative Declaration”), Errata dated January 18, 2022, the whole of the administrative record, and all comments received;
2. Pursuant to Los Angeles City Charter 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northeast Los Angeles Community Plan to amend the Land Use designation from Low Residential to Neighborhood Commercial; and
3. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ.

Applicant: Josh Oreck, Narrator Inc.
Representative: Paul Garry, PSOMAS

Staff: Nicole Sanchez, City Planner
nicole.sanchez@lacity.org
(213) 978-3034

8. [CPC-2020-4011-GPAJ-ZCJ-HD-SPR-HCA](#)

CEQA: ENV-2020-4012-MND
Plan Area: Wilshire

Council District: 13 – O’Farrell

**Last Day to Act: 02-05-22

PUBLIC HEARING – Completed November 22, 2021

PROJECT SITE: 3160 West Geneva Street

PROPOSED PROJECT:

Interior renovations and a 30,000 square-foot addition to the former Shriner's Children's Hospital complex, resulting in an approximately 169,000 square-foot development, 78-feet in height. The Project (GenevaCho Neurological Medical Center) would consist of approximately 139,000 square feet of outpatient medical clinic and medical office uses and approximately 30,000 square feet of residential uses consisting of 40 Senior Independent Living Units. The Project will reserve five units as affordable units for seniors (two Extremely Low-Income and three Very Low-Income). The Project will maintain the existing main entrance on Geneva Street and driveway on 4th Street. Parking will continue to be provided in an existing garage with 150 vehicle parking spaces and 39 bicycle parking spaces (21 long term and 18 short term spaces).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-4012-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 E of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Low II Residential and High Medium Residential land uses to Community Commercial land use;
3. Pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from R1-1 to (T)(Q)C2-2D and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), two Developer Incentives to permit:
 - a. A parking reduction to provide 150 spaces in lieu of 209 spaces otherwise required; and
 - b. A waiver of transitional height requirements to permit a building height of 78 feet in lieu of transitional height requirements per LAMC Section 12.21 A; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for any change of use other than to a drive-through fast food establishment which results in a net increase of 1,000 or more average daily trips.

Applicant: Dr. Kyung Cho, Genevacho, LL
Representative: Mee Semcken, Lee Consulting Group, LLC

Staff: Renata Ooms, City Planner
renata.ooms@lacity.org
(213) 978-1222

9. [CPC-2020-5994-DB-SPR-VHCA](#)

CEQA: ENV-2020-5995-SCPE
Plan Area: West Los Angeles

Council District: 5 – Koretz

**Last Day to Act: 01-27-22

PUBLIC HEARING – Completed December 1, 2021

PROJECT SITE: 2107 – 2121 South Westwood Boulevard

PROPOSED PROJECT:

*Demolition of four vacant commercial buildings, one of which has a vacant second floor residential unit, and the development of an approximately 80,480 square-foot mixed-use building with 92 new dwelling units including 11 units set aside for Very Low-Income Households. The Project includes

1,551 square feet of ground floor retail, 7,740 square feet of open space and 125 vehicular parking spaces. The building would be five stories (56 feet tall) over two subterranean garage levels with a Floor Area Ratio of 3:1.

The City Council determined at its January 12, 2022 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project ("SCP") pursuant to PRC 21155.1.

REQUESTED ACTIONS:

1. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a residential-commercial development project consisting of 92 dwelling units, of which 11 units (15 percent of the base units) will be set aside for Very Low-Income Households, and the following Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to allow a 20 percent reduction in open space in lieu of the otherwise required open space pursuant to LAMC Section 12.21 G;
 - b. An Off-Menu Incentive to allow a floor area ratio of 3 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to LAMC Section 12.22.A.25(f)(4)(ii);
 - c. An Off-Menu Incentive to allow a maximum height of 56 feet and five stories in lieu of the otherwise permitted 45 feet and three stories in the C4-1VL-POD Zone;
 - d. A Waiver of Development Standards to allow building height to be stepped-back at a 45-degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining rear lot in the R1 Zone in lieu of the otherwise required transitional height requirements of LAMC 12.21.1 A.10;
 - e. A Waiver of Development Standards to allow a reduced northern side yard of five feet in lieu of the otherwise required eight-foot side yard pursuant to LAMC Section 12.16.C.2; and
 - f. A Waiver of Development Standards to allow a reduced southern side yard of five feet in lieu of the otherwise required eight-foot side yard pursuant to LAMC Section 12.16.C.2; and
2. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase in 50 or more residential dwelling units.

Applicant: 2121 Westwood LLC, Hirotaka Kobayashi
Representative: Dana Sayles, three6ixty

Staff: Renata Ooms, City Planner
renata.ooms@lacity.org
(213) 978-1222

10. [VTT-83288-1A](#)
CEQA: ENV-2020-6829-MND
Plan Area: Central City North
Related Case: CPC-2020-6828-GPA-ZC-HD-SPR-MCUP

Council District: 14 - De Leon
**Last Day to Act: 02-05-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 640 – 657 Mesquit Street;
1585 East Jesse Street;
640 – 648 Santa Fe Avenue

PROPOSED PROJECT:

Subdivision of five parcels into eight lots, including one master ground lot and seven airspace lots, for the construction, use, and maintenance of a 188,954 square foot, 14-story, commercial office building with 4,325 square feet of commercial ground floor. The Project will provide a total of 397 vehicle parking spaces and 146 bicycle parking spaces within five levels of above grade parking, and two levels of subterranean parking

APPEAL:

An appeal of the December 22, 2021, Deputy Advisory Agency's Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-6829-MND, as circulated on September 23, 2021 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Sections 17.03 and 17.15 of Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map, VTT No. 83288, for the subdivision of five parcels into eight lots, including one master ground lot and seven airspace lots in the M3-1 Zone; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 655 Mesquit, LLC, Mark Falcone c/o Roger Pecsok
Representative: Alfred Fraijo, Jr., Esq, Sheppard Mullin Richter & Hampton LLP

Appellant: Coalition for Responsible Equitable Economic Development Los Angeles
Representative: Christina Caro/Kelilah Federman, Adams, Broadwell, Joseph & Cardozo

Staff: Stephanie Escobar, Planning Assistant
stephanie.escobar@lacity.org
(213) 978-1492

11. **CPC-2020-6828-GPA-ZC-HD-SPR-MCUP**

CEQA: ENV-2020-6829-MND
Plan Area: Central City North
Related Case: VTT-83288-1A

Council District: 14 - De Leon
**Last Day to Act: 01-27-22

PUBLIC HEARING – Completed September 22, 2021

PROJECT SITE: 640 – 657 Mesquit Street;
1585 East Jesse Street;
640 – 648 Santa Fe Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a 188,954 square-foot, 14-story, commercial office building with 4,325 square feet of commercial ground floor. The Project will provide a total of 397 vehicle parking spaces and 146 bicycle parking spaces within five levels of above grade parking, and two levels of subterranean parking.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-6829-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to modify footnotes one and six of the Central City North Community Plan to include the boundaries and development standards of the Project;
3. Pursuant to LAMC Section 12.32.F, a Height District change from the existing Height District 1 to Height District 2;

4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50,000 square feet or more of non-residential uses; and
5. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within four establishments.

Applicant: 655 Mesquit, LLC, Mark Falcone c/o Roger Pecsok
Representative: Alfred Fraijo, Jr., Esq, Sheppard Mullin Richter & Hampton LLP

Staff: Stephanie Escobar, Planning Assistant
stephanie.escobar@lacity.org
(213) 978-1492

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 10, 2022**

****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.