

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 14, 2022 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPC4-14-22>) by Monday, April 11, 2022
Compliant Day of Submissions will be added to this drive.

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 April 14, 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/81172126607>)
AND USE MEETING ID: 811 7212 6607 AND MEETING PASSCODE: 027094.**

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. 811 7212 6607** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 027094**.

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 agendized 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 – March 10, 2022

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. 811 7212 6607** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 027094**.

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-1990-439-DA-M3**

CEQA: EIR No. 1988-0026(SP)(ZC)(PA); SCH. No. 88050420
Plan Area: Chatsworth - Porter Ranch

Council District: 12 – Lee
**Last Day to Act: 05-19-22

PUBLIC HEARING – Completed March 8, 2022

PROJECT SITE: Multiple addresses within the area covered by the
Porter Ranch Land Use/Transportation Specific Plan

PROPOSED AMENDMENT:

Third Amendment to the 2008 Amended and Restated Development Agreement between the City of Los Angeles and the Porter Ranch Development Company to extend the term of the Development Agreement to December 31, 2026.

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. No. 1988-0026(SP)(ZC)(PA), certified on July 10, 1990, as modified by Addenda dated July 1990, April 2000, September 2000, October 2006, and April 2016, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project; and
2. Pursuant to the California Government Code Sections 65865-68869.5, an amendment to an existing Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company.

Applicant: Porter Ranch Development Company
Representative: Nicholas W. Norvilas

Staff: Henry Phipps, Planning Assistant
henry.phipps@lacity.org
(213) 847-3655

7. [VTT-83142-1A](#)
CEQA: ENV-2020-6951-MND
Plan Area: North Hollywood – Valley Village Community Plan
Related Case: CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR

Council District: 2 – Krekorian
**Last Day to Act: 04-14-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 5041 – 5057 North Lankershim Boulevard;
11121 West Hesby Street

PROPOSED PROJECT:

Merger of a public alley and the re-subdivision of a 0.62-acre site containing eleven existing lots into one master ground lot and the dedication of a replacement alley.

APPEAL:

An appeal of the January 12, 2022, 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-2020-6951-MND, as circulated on August 19, 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 the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map (VTT-83142) to allow the subdivision for the merger of a public alley and the re-subdivision of a 0.62-acre site containing eleven existing lots into one master ground lot and the dedication of a replacement alley; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Brook Fain, Napa Industries, LLC
Representative: Katherine Casey, PSOMAS

Appellant: Charles Carnow on behalf of UNITE HERE Local 11
Representative: Jordan Sisson, Law Office of Gideon Kracov

Staff: Jessica Jimenez, Planning Assistant
jessica.jimenez@lacity.org
(213) 978-1344

8. [CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR](#)
CEQA: ENV-2020-6951-MND
Plan Area: North Hollywood – Valley Village Community Plan
Related Case: VTT-83142-1A

Council District: 2 – Krekorian
**Last Day to Act: 04-14-22

PUBLIC HEARING – Completed January 5, 2022

PROJECT SITE: 5041 – 5057 North Lankershim Boulevard;
11121 West Hesby Street

PROPOSED PROJECT:

Demolition of existing one-story commercial buildings and surface parking lots and the construction, use, and maintenance of a seven-story, 88-foot mixed use building with 158 hotel guest rooms and 8,900 square feet of restaurant and retail uses, encompassing approximately 108,841 square-feet of total floor area on a 0.62-acre site. The Project will provide 85 automobile

parking spaces on the ground floor and within one subterranean level of parking and a total of 48 bicycle parking spaces, with short-term spaces along Lankershim Boulevard and Hesby Street, and long-term spaces located along the hotel's rear entrance and subterranean parking level.

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-2020-6951-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 City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the North Hollywood – Valley Village Community Plan to amend the land use designation from High Medium Residential to Community Commercial for the lot with Assessor's Parcel No. 2353010017, located at 11121 West Hesby Street (Lot FR 6 of Tract 7153);
3. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change as follows:
 - a. Vesting Zone Change from the R4 Zone to the (T)(Q)C4 Zone for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153); and
 - b. Height District Change from Height District 1 to Height District 2D across the entire project site. The proposed D limitation will allow a total floor area of approximately 108,391 square-feet (4:35:1 FAR) for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2;
4. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption with the operation of a hotel with two restaurants;
5. Pursuant to LAMC Section 12.24 W.24(a), Conditional Use Permit to allow a Hotel Use in a C4 Zone located within 500 feet of an R Zone;
6. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a 19 percent increase in density for a total of 158 guest rooms (169.3 square feet of lot area per guest room) in lieu of 133 guest rooms (200 square-feet of lot area per guest room); and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms.

Applicant: Brook Fain, Napa Industries, LLC
Representative: Katherine Casey, PSOMAS

Staff: Jessica Jimenez, Planning Assistant
jessica.jimenez@lacity.org
(213) 978-1344

9. [**DIR-2018-6634-TOC-1A**](#)
CEQA: ENV-2018-6635-CE
Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 1 – Cedillo
**Last Day to Act: 04-14-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1251 – 1259 West Sunset Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a new, seven-story, 70-unit residential development with seven affordable units (six units or eight percent of the total number of dwelling units set aside for Extremely Low-Income Households, and one additional unit in compliance with Los Angeles Housing Department's Replacement Unit Determination, dated October 25, 2018). The proposed development consists of two buildings (Building A and Building B). In total, the proposed development will encompass a total of 55,000 square feet of floor area resulting in a Floor Area

Ratio (FAR) of 2.75 to 1. The Project will provide 38 parking spaces.

As conditioned, and in compliance with the Los Angeles Housing Department's Replacement Unit Determination, dated October 25, 2018, the project is required to replace a total of seven units, including four units reserved for Extremely Low Income Households, two for Very Low Income Households, and one (Low Income Households).

APPEAL:

An appeal of the August 16, 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 (LAMC), a 50 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following three incentives for a Tier 1 project totaling 70 dwelling units, reserving six units for Extremely Low-Income (ELI) Household occupancy for a period of 55 years:
 - a. Side Yards. A 25 percent reduction in the required side yards;
 - b. Rear Yard. A 25 percent reduction in the required rear yard; and
 - c. Height. A height increase of one additional story up to 11 additional feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Aym Investment, LLC
Representative: Andy Simhaee, Simha Engineering, Inc.

Appellant: Richard Courtney

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

10. [DIR-2021-6289-TOC-HCA-1A](#)
CEQA: ENV-2021-6290-CE
Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson
**Last Day to Act: 04-30-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 2853 South West Boulevard; 4505 – 4511 West 29th Street

PROPOSED PROJECT:

Demolition of three duplexes and the construction, use, and maintenance of a six-story, 22-unit residential building inclusive of two units reserved for Extremely Low-Income Households, two units reserved for Very Low-Income Households, and one unit reserved for Low Income Households. The proposed building will encompass approximately 23,866 square feet of floor area, resulting in a FAR of 3.63 to 1, and rise to a maximum building height of 67 feet.

APPEAL:

An appeal of the December 6, 2021, Planning Director's Determination which:

1. Determined that, based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 29, 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, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 22 dwelling units, including two dwelling units reserved for Extremely Low-Income

(ELI) Households, two dwelling units reserved for Very Low-Income (VLI) Households, and one unit reserved for Low Income (LI) Households for a period of 55 years, along with the following Base and Additional Incentives:

Base Incentives:

- a. Density. Increase the maximum number of dwelling units by 69 percent to allow a maximum residential density of 22 units in lieu of 13 dwelling units otherwise allowed;
- b. Floor Area Ratio (FAR). Increase in FAR by up to 50 percent to allow a FAR of up to 3.63:1, in lieu of an FAR of 3:1 otherwise allowed; and
- c. Parking. Provide automobile parking at a ratio of 0.5 parking spaces per residential unit to allow a minimum of 11 parking spaces, in lieu of 35 parking spaces otherwise required;

Additional Incentives:

- d. Yard/Setback. A 30 percent reduction in two side yard setbacks to allow side yard setbacks of six feet four inches, in lieu of the of the nine feet otherwise required;
 - e. Open Space. A 25 percent reduction in Open Space requirement to allow 2,431 square feet of Open Space, in lieu of 2,950 square feet otherwise required; and
 - f. Height. Two additional stories up to 22 feet to allow a maximum building height of six stories up to 67 feet, in lieu of 45 feet otherwise allowed; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Demien Farrell
Representative: Dana Sayles, three6ixty

Appellants: Lisa Cooke and Lora Cooke Channer

Staff: Eric Claros, City Planner
eric.claros@lacity.org
(213) 202-5448

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