

CITY PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
THURSDAY, MAY 12, 2022 after 8:30 a.m.
(via TELECONFERENCE)

Meeting presentation will be made available here (<https://tinyurl.com/CPC5-12-22>) by Monday, May 9, 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. Berton, 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 May 12, 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/82143264762>) AND USE MEETING ID: 821 4326 4762 AND MEETING PASSCODE: 240694.

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 4326 4762** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 240694**.

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 – April 14, 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. 821 4326 4762** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 240694**.

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. **ADVISORY NOTICE: ABOVE-GRADE PARKING**

CEQA: N/A
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PROJECT SITE: Citywide

PROPOSED PROJECT:

An update to the Advisory Notice to Applicants Relative to Above-Grade Parking. The updated Notice will supersede the existing Notice that has been in effect since October 2016 and last amended on October 24, 2019.

REQUEST:

1. Endorse the Advisory Notice to Applicants Relative to Above-Grade Parking, attached as Exhibit A.

Staff: Michelle Levy, Senior City Planner
michelle.levy@lacity.org
(213) 847-3710

8. **CPC-2020-1619-ZC-HD-CUB-ZV-WDI**

CEQA: ENV-2020-1620-ND
Plan Area: Hollywood

Council District: 13 – O'Farrell
**Last Day to Act: 05-14-22

PUBLIC HEARING – Completed March 1, 2022

PROJECT SITE: 6360 – 6366 West Hollywood Boulevard;
1646 North Cosmo Street

PROPOSED PROJECT:

Adaptive reuse of the existing four-story historic Palmer office building into a new 57-room boutique hotel. A restaurant, bar, and pool deck are proposed for the rooftop, as well as an approximately 800-square-foot addition on the roof to provide ancillary service spaces for these proposed uses. No other construction and no changes in parking are proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2020-1620-ND ("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 the Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change and Height District Change from C4-2D-SN to C2-2D-SN;
 3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed basement bar, a ground floor restaurant/bar/lounge, a mezzanine-level lounge, and a rooftop restaurant/bar/pool deck, all in conjunction with a proposed boutique hotel, in the (proposed) C2-2D-SN Zone;
 4. Pursuant to LAMC Section 12.27, a Zone Variance to permit zero vehicle parking spaces and zero bicycle parking spaces in lieu of the otherwise required vehicle parking spaces and bicycle parking spaces required by LAMC Sections 12.21 A.4 and 12.21 A.16; and
 5. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to waive the dedication and improvement requirements along the Project’s street frontage along Cosmo Street and at the intersection of Cosmo Street and Hollywood Boulevard.

Applicant: GH Hollywood Investors, LLC
Representative: Michael Gonzales, Gonzales Law Group APC

Staff: More Song, City Planning Associate
more.song@lacity.org
(213) 978-1319

9. [CPC-2021-1557-DB-SPR-HCA](#)
CEQA: ENV-2021-1558-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
**Last Day to Act: 05-12-22

PUBLIC HEARING – Completed October 19, 2021

PROJECT SITE: 6007 West Sunset Boulevard (6001 – 6023 West Sunset Boulevard;
1503 – 1517 North Gordon Street; 1506 – 1512 North La Baig Avenue)

***PROPOSED PROJECT:**

Demolition of existing structures and the construction, use and maintenance of a new seven-story mixed-use development with 109 dwelling units; 14,657 square feet of ground floor commercial uses; 9,834 square feet of open space; and 196 automobile parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, 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 to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 109 units (with 10 units – 11 percent of the base density set aside for Very Low-Income Households) pursuant to LAMC Sections 12.22 A.25(f)(8) and 12.22 A.25(g)(3), along with the following On-Off Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to permit density averaging and vehicular access from a more restrictive to a less restrictive zone;
 - b. An Off-Menu Incentive to permit a 3:1 FAR (Floor Area Ratio) in lieu of the otherwise permitted 1.5:1 FAR in the C4-1-SN Zone; and
 - c. A Waiver of Development Standard to permit a 22 percent reduction in the required open space; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms.

Applicant: Oliver Baker, 6007 Sunset (LA), LLC
Representative: Michael Gonzales, Gonzales Law Group APC

Staff: Michelle Carter, City Planning Associate
michelle.carter@lacity.org
(213) 978-1262

10. **CPC-2021-2221-CU-SPP**

CEQA: ENV-2021-2223-CE

Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez

**Last Day to Act: 05-26-22

PUBLIC HEARING – Completed January 24, 2022

PROJECT SITE: 7331 West Valmont Street

PROPOSED PROJECT:

Conversion of an existing 2,891 square-foot, six-bed Congregate Living Health Facility (CLHF) into a 12-bed facility in the RD2-1 Zone and in the Foothill Boulevard Corridor Specific Plan area with a 50 percent reduction in required parking. An existing unpermitted laundry room at the rear of the existing carport is proposed for demolition.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), 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 to Section 12.24 U.12 of the Los Angeles Municipal Code (LAMC), a Conditional Use for the use and maintenance of a congregate living health facility with 12 beds in the RD2-1 Zone;
3. Pursuant to LAMC Section 12.21 A.4(u), a 50 percent reduction in required on-site parking, to provide three parking spaces in lieu of the six spaces otherwise required; and
4. Pursuant to LAMC Section 11.5.7 C.1, a Project Permit Review for compliance with the Foothill Boulevard Corridor Specific Plan.

Applicant: Arsen Andreasyan, Valmont Care Center
Representative: Matt Goulet, Urbanomics Planning

Staff: Sarah Hounsell, City Planner
sarah.hounsell@lacity.org
(818) 374-9917

11. **VTT-83550-CN-1A**

CEQA: ENV-2021-6879-SCEA

Plan Area: West Adams – Baldwin Hills – Leimert
Related Case: CPC-2021-6877-DB-SPR-CUB

Council District: 10 – Wesson

**Last Day to Act: 05-12-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 3401 South La Cienega Boulevard

PROPOSED PROJECT:

Subdivision of one lot totaling 153,608 square feet into one ground lot and four airspace lots, with one of the airspace lots to have up to 260 residential condominium units, along with a waiver of the required two-foot dedication for sidewalk widening purposes along South La Cienega Boulevard; and a Haul Route for the export of approximately 170,000 cubic yard of soil in the CM-

APPEAL:

An appeal of the March 31, 2022, Deputy Advisory Agency's Determination which:

1. Found, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2021-6979-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Project is a transit priority project pursuant to PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG's 2020-2045 RTP/SCS Program EIR, the West Adams-Baldwin Hills-Leimert Community Plan EIR, and the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) Mid-City Redevelopment Plan EIR; Found all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Found with respect to each significant effect on the environment required to be identified in the initial study for the SCEA that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Found the SCEA reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and Adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA;
2. Approved, pursuant to Sections 17.06 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map to subdivide the Property into five airspace lots with one of the airspace lots to have up to 260 residential condominium units, along with a waiver of the required two-foot dedication for sidewalk widening purposes along South La Cienega Boulevard; and a Haul Route for the export of approximately 170,000 cubic yard of soil; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Arden Hearing, La Cienega Owner, LLC
Representatives: Fernando Villa, Margaret Akerblom,
Allen Matkins Leck Gamble Mallory and Natsis LLP

Appellant: Supporters Alliance for Environmental Responsibility (SAFER)
Representative: Bryan Flynn, Lozeau Drury LPP

Staff: Kyle Winston, City Planning Associate
kyle.winston@lacity.org
(213) 978-1348

12. [CPC-2021-6877-DB-SPR-CUB](#)
CEQA: ENV-2021-6879-SCEA
Plan Area: West Adams – Baldwin Hills – Leimert
Related Case: VTT-83550-CN-1A

Council District: 10 – Wesson
**Last Day to Act: 05-12-22

PUBLIC HEARING – Completed February 24, 2022

PROJECT SITE: 3401 South La Cienega Boulevard

PROPOSED PROJECT:

A new 460,824 square-foot mixed-use residential and commercial development, including one Residential Building and one Commercial Building on a site totaling approximately 3.53 acres. The approximately 230,412 square-foot Residential Building contains 260 residential dwelling units for rent; 22 units are reserved for Very Low-Income households and seven units are reserved for workforce housing within a 149-foot six-inches tall Residential Building up to 13 stories high on the western portion of the Project Site. The approximately 230,412 square-foot Commercial Building

includes 2,869 square feet of ground floor retail within a 92-foot-tall Commercial Building (office and ground floor retail) up to six stories high on the eastern end of the Project Site. The Project proposes up to 785 parking spaces, including 130 residential and 242 commercial parking spaces. The 413 remaining spaces would be unassigned and available for residential or commercial uses.

REQUESTED ACTIONS:

1. Pursuant to Section 21155.2 of the Public Resources Code, the consideration and adoption of the Sustainable Communities Environmental Assessment, No. ENV-2021-6979-SCEA (SCEA), and the Mitigation Monitoring program;
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 260 dwelling units and setting aside 11 percent (22 units) as Very Low-Income Restricted Affordable Units and seven units as workforce housing for a period of 55 years, with the following requested incentives and waivers:
 - a. An Off-Menu Incentive to allow up to 92 feet in height for the commercial building and 149-feet six-inches in height for the residential building in lieu of the 75 feet otherwise permitted for buildings within Subarea B of the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO); and
 - b. An Off-Menu Incentive to exceed the CPIO cap on parking (limiting parking to 50 percent of the LAMC minimum parking requirements) to allow up to 785 parking stalls in lieu of 453 parking stalls otherwise permitted, 413 of which are to be unbundled;
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption for one restaurant, with incidental sale of beer and wine for off-site consumption; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates more than 50 dwelling units.

Applicant: Arden Hearing, La Cienega Owner, LLC
Representatives: Fernando Villa, Margaret Akerblom,
Allen Matkins Leck Gamble Mallory and Natsis LLP

Staff: Kyle Winston, City Planning Associate
kyle.winston@lacity.org
(213) 978-1348

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 19, 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.