

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 27, 2022 AFTER 8:30 A.M.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPC10-27-22>) by Monday, October 24, 2022
Compliant Day of Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

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 October 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/87355719021> AND USE MEETING ID: 873 5571 9021 AND PASSCODE 465406.

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. 873 5571 9021** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 465406**. For virtual meeting participation information, please click [here](#).

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 online 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](#)
- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – September 23, 2021; March 17, 2022; August 25, 2022

3. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations 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 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. 873 5571 9021** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 465406**.

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 9.3, provided the Commission retains jurisdiction over the matter.

b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

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

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6a. **CPC-2021-8927-CU-SPR**
CEQA: ENV-2021-8928-MND
Plan Area: Sylmar

Council District: 7 – Rodriguez
**Last Day to Act: 11-01-22

PUBLIC HEARING – Completed September 20, 2022

PROJECT SITE: 15827 Roxford Street; 13149 – 13153 North Telfair Avenue

PROPOSED PROJECT:

Demolition of an existing 182,230 square-foot warehouse building and construction, use, and maintenance of two new warehouse buildings with a total of approximately 612,227 square feet, including 15,742 square feet of ancillary office space and 17,080 square feet of mezzanine. The proposed project will provide surface parking, including 341 vehicle parking spaces, 95 dock doors, and 26 trailer stalls.

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-2021-8928-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 12.24 U.14 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for Major Development Projects for a development project resulting in a construction of 250,000 square feet or more of warehouse floor area; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase in 50,000 square feet or more of non-residential floor area.

Applicant: Roxford XC, LLC
Representative: Shean Kim, Xebec Realty

Staff: Sophia Kim, City Planner
sophia.kim@lacity.org
(213) 978-1208

7. CPC-2020-2115-DB

CEQA: ENV-2020-2116-CE
Plan Area: South Los Angeles

Council District: 10
**Last Day to Act: 10-27-22
Continued from: 03-24-22
06-23-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1848 South Gramercy Place

PROPOSED PROJECT:

Redevelopment of the Project Site by replacing the existing single-family residence with a seven story, 33-unit apartment building with three units set aside for Very Low-Income households.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (In-fill Development), 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(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 33 units (with three units – 13 percent of the total base number of units, set aside for Very Low-Income Households), to permit the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a 5.1:1 floor area ratio (FAR) in lieu of 1.5:1 permitted by LAMC;
 - b. An Off-Menu Incentive to allow a seven-story building with a height of 75 feet (to the rooftop parapet) in lieu of 45 feet otherwise permitted in the C1.5 Zone;
 - c. Waiver of Development Standards to waive the transitional height requirement per the South LA CPIO Section II A.2(d);
 - d. A Waiver of Development Standards to allow side yard setbacks of zero feet from the 1st to 2nd floors, and five feet from the 3rd to 7th floors in lieu of 10 feet;
 - e. A Waiver of Development Standards to allow a rear yard setback of five feet from the 1st to 2nd floors, and 10 feet from the 3rd to 7th floors in lieu of 19 feet;
 - f. A Waiver of Development Standards to allow a reduction in open spaces to 1500 square feet in lieu of 3700 square feet;
 - g. A Waiver of Development Standards to allow a passageway width of 12 feet in lieu of 20 feet;
 - h. A Waiver of Development Standards to allow a commercial frontage of 10 feet in lieu of 17.5 feet;
 - i. A Waiver of Development Standards to allow a landscape buffer of zero feet in lieu of five feet requirement per the South LA CPIO Section II C.4; and
 - j. A Waiver of Development Standards to allow a ground floor height of 10 feet five inches in lieu of 14 feet per the South LA CPIO Section II A.1(b).

Applicant: Akhilesh Jha
Representative: Hamid Degnan, HRD Arch

Staff: Rafael Fontes, Planning Assistant
rafael.fontes@lacity.org
(213) 978-1179

8. VTT-83088-1A

CEQA: ENV-2020-1930-EIR; SCH No. 2020120005
Plan Area: Hollywood
Related Case: CPC-2020-1929-ZC-HD-MCUP-SPP-SPR

Council District: 13 – O'Farrell
**Last Day to Act: 10-31-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 6450 – 6462 West Sunset Boulevard; 1420 – 1454 North Wilcox Avenue;
1413 – 1447 North Cole Place; 6503 West De Longpre Avenue

PROPOSED PROJECT:

Merger and resubdivision of the 1.7 acre (73,903 square-foot) site into two ground lots and 12 airspace lots, including merging portions of Wilcox Avenue (2,275 square feet); waiver of 5-foot dedications along the alley abutting the lots with APN 5546-014-014 and APN 5546-014-017; and a Haul Route for the export of up to 93,000 cubic yards of soil.

APPEAL:

An appeal of the September 9, 2022 Advisory Agency's determination which:

1. Found, the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, Case No. ENV-2020-1930-EIR (State Clearinghouse No. 2020120005), dated June 16, 2022, the Final EIR dated August 26, 2022, as well as the whole of the administrative record; and

CERTIFIED the following:

- a. The Sunset Wilcox Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Sunset Wilcox Project EIR was presented to the Advisory Agency as a decision making body of the lead agency; and
- c. The Sunset Wilcox Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED all of the following:

- a. The related and prepared Sunset Wilcox Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Sunset Wilcox Project EIR.
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 83088, (stamped map, dated March 19, 2020, as revised on September 6, 2022) for the merger and resubdivision of a 1.7-acre (73,903 square-foot) site into two ground lots and 12 airspace lots, including merging portions of Wilcox Avenue (2,275 square feet); waiver of 5-foot dedications along the alley abutting the lots with APN 5546-014-014 and APN 5546-014-017; and a Haul Route for the export of up to 93,000 cubic yards of soil; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: 6450 Sunset Owner, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Appellant: David Carrera

Staff: James Harris, City Planner
james.harris@lacity.org
(213) 978-1241

9. [CPC-2020-1929-ZC-HD-MCUP-SPP-SPR](#)
CEQA: ENV-2020-1930-EIR; SCH No. 2020120005
Plan Area: Hollywood
Related Case: VTT-83088-1A

Council District: 13 – O'Farrell
**Last Day to Act: 11-28-22
Continued from: 09-22-22

PUBLIC HEARING – Completed September 7, 2022

PROJECT SITE: 6450 – 6462 West Sunset Boulevard; 1420 – 1454 North Wilcox Avenue;
1413 – 1447 North Cole Place; 6503 West De Longpre Avenue

PROPOSED PROJECT:

Demolition of three existing commercial buildings that comprise approximately 26,261 square feet of office and retail uses and associated surface parking for the construction, use and maintenance of a 15-story commercial building with a total floor area of 443,418 square feet consisting of 431,032 square feet of office space and 14,186 square feet of restaurant space in the C4-2D-SN and C4-2D Zones. The Project also includes the construction of an 18-foot-tall, 3,550 square-foot building to house LADWP equipment and an underground generator in the C2-1XL Zone. Upon completion, the Project would result in a floor area ratio (FAR) of 6:1. The Project would provide vehicular parking spaces within three below-grade levels, at grade, and three above-grade levels. The Project would also provide short-term and long-term bicycle parking. Four existing non-protected on-site trees and 12 existing non-protected street trees would be removed as part of the Project. The Project would provide a minimum of 30 trees. The Project would provide 61,449 square feet of private open space. Additionally, as proposed, the Project signage would comply with the Hollywood Signage Supplemental Use District regulations.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (PRC), the consideration and certification of the Environmental Impact Report (EIR), ENV-2020-1930-EIR, SCH No. 2020120005, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California PRC, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California PRC, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from C4-2D-SN, C4-2D, and C2-1XL to C4-2-SN, C4-2, and C2-2;
5. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale or dispersing of a full-line of alcoholic beverages for on-site and off-site consumption for three restaurants;
6. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for Project signage in the Hollywood Signage Supplemental Use District; and
7. Pursuant to LAMC 16.05, a Site Plan Review for a development that results in an increase of 50,000 square feet or more of non-residential floor area.

Applicant: 6450 Sunset Owner, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: James Harris, City Planner
james.harris@lacity.org
(213) 978-1241

10. [VTT-82463-1A](#)
CEQA: ENV-2018-7379-SCEA
Plan Area: Central City
Related Case: ZA-2018-7378-ZV-TDR-SPR-1A

Council District: 14 – de León
**Last Day to Act: 10-27-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1123 – 1161 South Main Street; 111 West 12th Street

PROPOSED PROJECT:

Vesting Tentative Tract Map for the merger of eight lots into one master ground lot and a haul route to export 5,434 cubic yards of soil from the project site. Subsequent to the filing of appeal applications, the Applicant modified the Project to add one new subterranean parking level to the original proposed project to provide 363 parking spaces in lieu of 373 spaces originally proposed, which would result in the export of up to 30,000 cubic yards of soil in lieu of 5,434 cubic yards per the original project.

APPEAL:

An appeal of the February 18, 2022 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 Senate Bill 375 Sustainable Communities Environmental Assessment dated September 2021, Mitigation Monitoring and Reporting Program under Case No. ENV-2018-7379-SCEA (collectively known as the 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 that the City Council held a hearing on and adopted the SCEA on February 2, 2022 pursuant to PRC Section 21155.2(b)(6); Found the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Reports (EIR), including Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal) Program EIR SCH No. 2019011061 and Addendum; 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, changes or alterations have been required in or incorporated into the Project 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;
2. Approved, pursuant to Sections 17.03, 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract No. 82463 for the merger of eight lots into one master ground lot for the construction of a mixed-use development containing 363 dwelling units and 12,500 square feet of commercial and retail space, and the approval of a haul route to export 5,434 cubic yards of earth material from the project site, as shown on the map stamp-dated February 25, 2020; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Daniel Taban, Frontier Holdings West, LLC
Representative: Tanner Blackman, Irvine & Associates, Inc.

Appellants: Supporters Alliance for Environmental Responsibility
Representative: Victoria Yundt, Lozeau Drury, LLP

Kamran Benji, United Broadway, LLC
Representative: Matthew Hayden, Hayden Planning

Staff: Nuri Cho, City Planner
nuri.cho@lacity.org
(213) 978-1177

11. [ZA-2018-7378-ZV-TDR-SPR-1A](#)
CEQA: ENV-2018-7379-SCEA
Plan Area: Central City
Related Case: VTT-82463-1A

Council District: 14 – de León
**Last Day to Act: 10-28-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1123 – 1161 South Main Street; 111 West 12th Street

PROPOSED PROJECT:

Demolition of four existing commercial and retail buildings and surface parking; and the construction, use and maintenance of a 343,447 square-foot, 30-story (340 feet in height) mixed-use building with 363 dwelling units and 12,500 square feet of commercial and retail uses. Subsequent to the filing of appeal applications, the Applicant modified the Project to add one new subterranean parking level to the original proposed project to provide 363 parking spaces in lieu of 373 spaces originally proposed, which would result in the export of up to 30,000 cubic yards of soil in lieu of 5,434 cubic yards per the original project.

APPEAL:

An appeal of the February 18, 2022 Zoning Administrator's determination which:

1. Found that pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the Senate Bill 375 Sustainable Communities Environmental Assessment dated September 2021, Mitigation Monitoring and Reporting Program under Case No. ENV-2018-7379-SCEA (collectively known as the 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 that the City Council held a hearing on and adopted the SCEA on February 2, 2022, pursuant to PRC Section 21155.2(b)(6); found the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Reports (EIR), including Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal) Program EIR SCH No. 2019011061; 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, changes or alterations have been required in or incorporated into the Project 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;
2. Approved, pursuant to Section 12.27 of the Los Angeles Municipal Code (LAMC), a Variance from LAMC Section 12.21 A.5(c) to permit required residential parking spaces as compact parking stalls;
3. Approved, pursuant to LAMC Section 14.5.7, a Transfer of Floor Area Rights of less than 50,000 square feet to permit an increase of 49,999 square feet of floor area for a total floor area of 343,447 square feet with a 7.03:1 Floor Area Ratio (FAR) in lieu of a maximum of 6:1 FAR as otherwise permitted;
4. Approved, 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 dwelling units; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Daniel Taban, Frontier Holdings West, LLC
Representative: Tanner Blackman, Irvine & Associates, Inc.

Appellants: Supporters Alliance for Environmental Responsibility
Representative: Victoria Yundt, Lozeau Drury, LLP

Kamran Benji, United Broadway, LLC
Representative: Matthew Hayden, Hayden Planning

Staff: Nuri Cho, City Planner
nuri.cho@lacity.org
(213) 978-1177

Jonathan Hershey, Associate Zoning Administrator

12. [DIR-2021-9356-TOC-SPR-VHCA-1A](#)

CEQA: ENV-2021-9357-CE

Plan Area: Wilshire

Council District: 5 – Koretz

**Last Day to Act: 10-27-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 975 – 987 South Manhattan Place

PROPOSED PROJECT:

Construction, use, and maintenance of a new, 95,206 square-foot, seven-story, 120-unit residential development with 12 units set aside for Extremely Low Income (ELI) households. The Project will provide 127 vehicle parking spaces within one at grade level and two subterranean level parking garages. The Project includes a Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with base and additional incentives.

APPEAL:

A partial appeal of the July 8, 2022, Director of Planning'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, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a project that results in 50 dwelling units or more;
3. Adopted the Conditions of Approval and Findings.

Applicant: Korea Town, LP
Representative: Allen Park

Appellant: Supporter Alliance for Environmental Responsibility
Representative: Rebecca Davis, Lozeau Drury, LLP

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

The next special meeting of the City Planning Commission
will be held on **Thursday, November 3, 2022 at 8:30 a.m.**

****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 Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

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 other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email 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 TTY-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 detailed 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 Communications Assistant (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.