

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 23, 2023 AFTER 8:30 A.M.
(via TELECONFERENCE)**

Meeting presentations will be made available here <https://tinyurl.com/CPC2-23-23> by Tuesday, February 21, 2023.
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
Maria Cabildo, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Elizabeth Zamora, Commissioner
Vacant, Commissioner
Vacant, 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 II
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 February 23, 2023 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/88204826155> AND USE MEETING ID: 882 0482 6155 AND PASSCODE 872423.

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. 882 0482 6155** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 872423**. 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. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
 - [Update on City Planning Commission Status Reports and Active Assignments](#)
 - Update on Hybrid Meeting Technology and Resources for Continued Virtual Public Participation at Commission & Board Meetings
- Items of Interest
- Advance Calendar
- Commission Requests

2. 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.

3. **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. 882 0482 6155** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 872423**.

4. **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.

5. **CONSENT CALENDAR (5a)**

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.

5a. [CPC-2022-4989-DB-HCA](#)
CEQA: ENV-2022-4990-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
**Last Day to Act: 04-09-23

PUBLIC HEARING – Completed January 24, 2023

PROJECT SITE: 1317 – 1319 West Jefferson Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a new six-story, 69 feet six inches tall, approximately 15,377 square-feet of floor area building containing 18 units, including 20 percent of the base units (three units) set aside as affordable housing for Very Low Income households, with at-grade parking providing four on-site vehicular parking spaces and 24 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, Section 15332, 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 18 units (with three units – 20 percent of the total number of units set aside for Very Low Income Households), along with the following On-Menu and Off-Menu Incentives and Waiver of Development Standards, pursuant to LAMC Section 12.22 A.25(g)(3):
 - a. An Off-Menu Incentive to permit a 2.85:1 FAR (Floor Area Ratio) in lieu of the otherwise permitted 1.5:1 FAR;

- b. An Off-Menu Incentive to permit a building height of 69 feet six inches in lieu of the otherwise permitted 45 feet;
- c. An On-Menu Incentive to permit a rear yard setback of 14 feet 4.8 inches in lieu of the otherwise permitted 18 feet; and
- d. A Waiver of Development Standard to permit five foot side yard setbacks in lieu of the otherwise required eight feet six inches.

Applicant: 1317 Jefferson LA, LLC
Representative: Patrick Jen

Staff: Sarahi Ortega, City Planning Associate
sarahi.ortega@lacity.org
(213) 978-1383

6. CPC-2020-2115-DB

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

Council District: 10 – Hutt
**Last Day to Act: 02-23-23
Continued from: 03-24-22; 06-23-22
10-27-22; 12-08-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 1848 South Gramercy Place

PROPOSED PROJECT:

Construction, use, and maintenance of an eight story, 89 feet tall, approximately 37,025 square feet of floor area mixed use building comprised of 33-units with three units set aside for Very Low-Income households and 466 square feet of commercial floor area. The Project will provide 20 parking spaces in two levels of podium parking at grade and level two.

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 6.1:1 floor area ratio (FAR) in lieu of 1.5:1 permitted by LAMC;
 - b. An Off-Menu Incentive to waive the requirements of the Low Impact Development (LID) (Ordinance 181899 and 183833) and the National Pollutant Discharge Elimination System (NPDES) Permit;
 - c. A Waiver of Development Standards to allow an eight-story building with a height of 89 feet (to the rooftop parapet) in lieu of 45 feet otherwise permitted in the C1.5 Zone;
 - d. A Waiver of Development Standards to waive the transitional height requirement per the South LA CPIO Section II A.2(d);
 - e. A Waiver of Development Standards to allow side yard setbacks of zero feet from the first to second floors, and five feet from the third to eighth floors in lieu of 10 feet;
 - f. A Waiver of Development Standards to allow a rear yard setback of five feet from the first to second floors, and 10 feet from the third to eighth floors in lieu of 19 feet;
 - g. A Waiver of Development Standard to allow a reduction in open spaces to 2,418 square feet in lieu of 3,675 square feet per LAMC 12.21 G;
 - h. A Waiver of Development Standards to allow a passageway width of three feet in lieu of 22 feet;
 - i. A Waiver of Development Standards to allow a commercial frontage of 10 feet in lieu of 17.5 feet;
 - j. 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
 - k. A Waiver of Development Standards to allow a ground floor height of 10 feet in lieu of 14 feet per the South LA CPIO Section II A.1(b).

Applicant: Akhilesh Jha
Representative: Hamid Degnan, HRD Arch

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
(213) 473-9985

7. **CPC-2022-5865-CU-SPR**

CEQA: ENV-2022-5866-MND

Plan Area: Mission Hills - Panorama City - North Hills

Council District: 7 – Rodriguez

**Last Day to Act: 03-05-23

PUBLIC HEARING – Completed December 20, 2022

PROJECT SITE: 15526 and 15544 West Plummer Street

PROPOSED PROJECT:

A public charter elementary school for grades TK to Fourth with 28 classrooms within a new one- and two-story building, a multi-purpose room, and an existing house which will be incorporated as administrative and support space. The Project proposes a maximum enrollment of 552 students and will provide 49 parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2022-5866-MND, 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;
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a public charter elementary school in the RA-1 Zone; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a change of use which results in a net increase of 1,000 or more average daily trips as determined by and using the trip generation factors promulgated by the Department of Transportation.

Applicant: Elijah Sugay, Bright Star Schools
Representative: Silvia Saucedo, Saucedo Group

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

8. **DIR-2020-7210-TOC-SPR-HCA-1A**

CEQA: ENV-2020-7211-CE

Plan Area: Wilshire

Council District: 1 – Hernandez

**Last Day to Act: 02-23-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 2859 West Francis Avenue
(2865, 2869, 2871, 2873, 2881, 2883, 2877, and 2879 West Francis Avenue)

PROPOSED PROJECT:

Construction, use and maintenance of a five-story multi-family residential building containing approximately 60,549 square feet of floor area and 110 residential units on a 27,043 square-foot site. The building will have a maximum height of approximately 65 feet, six inches measured from grade to the highest point of the parapet and a 3:1 Floor Area Ratio (FAR). The Project will provide 76 vehicular parking spaces, of

which 31 vehicular parking spaces are on the ground floor, and 45 spaces are in a subterranean parking garage. The Project will provide 80 long-term and eight short-term bicycle spaces for a total of 88 bicycle parking spaces. By reserving eleven dwelling units for Extremely Low-Income Households, the Project qualifies for the requested Base and Additional Incentives pursuant of the Transit Oriented Communities Affordable Housing Incentive Program

APPEAL:

A partial appeal of the October 20, 2022, Director of Planning's determination which:

1. Determined, that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 Class 32 (Class 32 Urban In-Fill Development) and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approve with Conditions, pursuant to Section of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 3 project, totaling 110 dwelling units, reserving 11 units for Extremely Low-Income Household occupancy for a period of 55 years, with the following Additional Incentives:

Base Incentives:

- a. Residential Density. A 70 percent increase in density to allow a total of 110 units in lieu of 68 base units as permitted by LAMC 12.11 C.4; and
- b. Residential Automobile Parking. A reduction in the automobile parking requirement to allow a minimum of 0.5 spaces per dwelling unit to be provided.

Additional Incentives:

- c. Open Space. A 25 percent reduction in the usable open space, permitting 8,456.25 square feet in lieu of the otherwise required 11,275 square feet pursuant to LAMC Section 12.21 G.2;
 - d. Setbacks (Side). A reduction to the westerly side yard setback to five feet, seven and a half inches, in lieu of the minimum eight feet as otherwise required in the R4-2 Zone; and
 - e. Setbacks (Rear). Allow a northerly rear yard setback of 11 feet, 11 inches in lieu of not less than 17 feet in depth;
2. Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a five-story, multi-family residential building containing approximately 60,549 square feet of floor area and 110 residential units on a 27,043 square-foot site. The Project will reserve 11 dwelling units for Extremely Low Income Households. The building will have a maximum height of approximately 65 feet, six inches measured from Grade to the highest point of the parapet. The Project will provide 31 vehicular parking spaces located within the ground floor and 45 spaces in a subterranean parking garage. The Project will provide 80 longterm and eight short-term bicycle spaces for a total of 88 total bicycle parking spaces. The Project will provide 8,457 square feet of usable open space and 28 trees; and
 3. Adopted the Conditions of Approval and Findings.

Applicant: HC 2859 Francis, LLC
Representative: Derek Sanders, Six Peak Development

Appellant: Enrique Velasquez, Coalition for an Equitable Westlake MacArthur Park

Staff: Maira Sanchez, Planning Assistant
maira.sanchez@lacity.org
(213) 978-1243

The next regular meeting of the City Planning Commission will be held on:

THURSDAY, MARCH 9, 2023 AFTER 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

****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.