

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 11, 2023 AFTER 8:30 A.M.
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC5-11-23>) by Monday, May 8, 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
Monique Lawshe, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
Jacob Noonan, Commissioner
Elizabeth Zamora, Commissioner
Vacant, 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 II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

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/81351042665> AND USE MEETING ID: 813 5104 2665 AND PASSCODE 400587. Members of the public who wish to participate in the meeting and offer verbal public comment remotely 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. 813 5104 2665** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 400587**. For hybrid meeting participation information, please click [here](#).

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

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 are to 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. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. 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 described in this notice, 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
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 17, 2022; December 8, 2022; December 15, 2022; January 12, 2023

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 item 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. 813 5104 2665** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 400587**.

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 and 5b)

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-2021-7188-DB-HCA](#)**
CEQA: ENV-2021-7189-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 06-08-23

PUBLIC HEARING – Completed March 1, 2023

PROJECT SITE: 1436 – 1450 West Jefferson Boulevard

PROPOSED PROJECT:

Construction of a six-story, 69-foot 10-inch tall residential building comprised of 60 dwelling units (including six Very Low Income units). The Project will be approximately 57,357 square feet in floor area with a Floor Area Ratio (FAR) of 3.2:1. The Project will provide 32 vehicular parking spaces in a subterranean parking level and will also include 60 long-term and six short-term bicycle parking spaces. The site is currently improved with six residential units and commercial uses which will be demolished, and one non-protected tree on the subject property will be removed to clear the lot. One non-protected street tree along the public-right-of-way will remain. The Project involves grading and export of approximately 7,350 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, 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(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a project totaling 60 dwelling units, including six dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following requested two Off-Menu Incentives:
 - a. An Off-Menu Incentive for a 3.2:1 FAR in lieu of the 1.5:1 otherwise permitted by the C2-1VL-CPIO Zone and LAMC Section 12.21.1 A.1; and
 - b. An Off-Menu Incentive for a 69-foot and 10-inch building height in lieu of the 45 feet otherwise permitted by the C2-1VL-CPIO Zone.

Applicant: Henry Fan, 1436 Jefferson LA LLC

Staff: Norali Martinez, City Planning Associate
City Planning Commission

norali.martinez@lacity.org

(213) 978-1346

5b. **CPC-2022-8155-CU-DB-SPR-PHP-VHCA**

CEQA: ENV-2022-8156-CE

Plan Area: Wilshire

Council District: 13 – Soto-Martinez

Last Day to Act: 05-15-23

PUBLIC HEARING – Completed March 14, 2023

PROJECT SITE: 308 – 320 North Oxford Avenue; 311 – 321 North Serrano Avenue

PROPOSED PROJECT:

Demolition of existing structures and surface parking lot and development of a new seven-story, 134,788 square-foot residential building, with 101 dwelling units, including 15 units (25 percent of the base density) set aside for Very Low-Income households with a maximum building height of 89 feet over one subterranean level of parking. The Project includes 159 vehicle parking spaces and a total of 88 bicycle parking spaces (80 long-term spaces and eight short-term spaces). The Project provides 18,006 square feet of open space, including a podium deck area, roof deck area, and private balconies.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow an increase in density, greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25;
3. Pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), a Density Bonus for a housing development with a total of 101 units (with 25 percent of the base density set aside for Very Low Income Households) in lieu of the base density of 59 units and requesting one On-Menu Incentive, two Off-Menu Incentives, and four Waivers or modification of development standards, as follows:
 - a. An On-Menu Incentive to permit averaging of floor area, density, open space, and parking throughout the project site;
 - b. An Off-Menu Incentive to permit a 4.25:1 FAR in lieu of the otherwise permitted FAR in the C2-1 and R3-1 Zones;
 - c. An Off-Menu Incentive to permit an increase in height to allow 89 feet in lieu of the otherwise permitted 45 feet height in the R3-1 Zone;
 - d. A Waiver or Modification of a Development Standard to permit a reduction in the northerly side yard to allow a five-foot side yard in lieu of the otherwise required 10 feet;
 - e. A Waiver or Modification of a Development Standard to permit a reduction in the southerly side yard to allow a five-foot side yard in lieu of the otherwise required 10 feet;
 - f. A Waiver or Modification of a Development Standard to permit a reduction in the front yard to allow zero feet in lieu of the required 10 feet per the Building Line along the Oxford Avenue;
 - g. A Waiver or Modification of a Development Standard to permit a reduction in the front yard to allow zero feet in lieu of the required 20 feet per the Building Line along the Serrano Avenue; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units or guest rooms.

Applicant: 308 North Oxford LLC
Representative: Jonathan Yang, Irvine & Associates, Inc.

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

6. [CPC-2022-7047-CU-DB-SPR-HCA](#)
CEQA: ENV-2022-7048-CE
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 05-11-23

PUBLIC HEARING – Completed February 7, 2023

PROJECT SITE: 1200 – 1218 North Vine Street; 6245 – 6247 West Lexington Avenue

PROPOSED PROJECT:

Demolition of two existing commercial buildings and one surface parking lot for the development of a seven-story mixed-use building with 151 dwelling units (17 units set aside for Very Low Income Households) and 3,690 square feet of ground floor commercial uses. The proposed building is 87 feet in height, has 143,295 square feet of floor area and 87 vehicle parking spaces (80 residential parking spaces and seven commercial parking spaces).

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (Urban Infill), 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.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus for a housing development project consisting of 151 dwelling units, of which 17 will be set aside for Very Low Income Households (16 percent of base units) and requesting the following three Off-Menu Incentives:
 - a. An Off-Menu Incentive for an increase in Floor Area to allow an FAR of 3.5:1 in lieu of the otherwise required 0.5:1 FAR in the C2-1D Zone;
 - b. An Off-Menu Incentive for a decrease in the required rear yard to allow 10 feet in lieu of the 20-foot rear yard required in the C2-1D Zone; and
 - c. An Off-Menu Incentive for a decrease in the required side yard along Vine Street to allow zero feet in lieu of the 10-foot side yard required in the C2-1D Zone; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more dwelling units and/or guest rooms.

Applicant: Vine Street Los Angeles Apartments, LLC
Representative: Dana Sayles, three6ixty

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

The next regular meeting of the City Planning Commission
will be held on **Thursday, May 25, 2023 at 8:30 a.m.**

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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.