

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JULY 27, 2023 AFTER 8:30 A.M.
VAN NUYS CITY HALL
COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET
VAN NUYS, CA 91401**

Meeting presentations will be made available here (<https://tinyurl.com/CPC07-27-23>) by Monday, July 24, 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
Ilissa Gold, Commissioner
Monique Lawshe, Commissioner
Helen Leung, Commissioner
Karen Mack, Commissioner
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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:

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/87668893957> AND USE MEETING ID: 876 6889 3957 AND PASSCODE 449211. 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. 876 6889 3957** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 449211**. For virtual meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted.

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 revised 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
 - [Update on City Planning Commission Status Reports and Active Assignments](#)
- 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 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. 876 6889 3957** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 449211**.

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-2020-4439-CU

CEQA: ENV-2020-4440-CE

Plan Area: Reseda – West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 07-27-23

PUBLIC HEARING – January 30, 2023

PROJECT SITE: 7459 North Tampa Avenue; 19314 West Cohasset Street

PROPOSED PROJECT:

Use and maintenance of an existing 3,410 square-foot Sanitarium/Congregate Living Health Facility currently providing six beds within seven bedrooms to provide 13 beds on an approximately 13,067 square-foot lot. The facility proposes to provide inpatient care including medical supervision; 24-hour skilled nursing/supportive care; and pharmaceutical, dietary, social, and recreational care. A total of three automobile parking spaces are proposed to be provided, two of which are within an existing 438 square-foot garage. The garage is attached to an existing 562 square-foot accessory dwelling unit (ADU), which is not a part of the proposed project. No new construction is proposed.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15301, Class 1, and 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 Los Angeles Municipal Code (LAMC or Municipal Code) Section 12.24 U.12, a Conditional Use for the use, operation, and maintenance of a 13-bed Sanitarium Congregate Living Health Facility with a 50 percent reduction in parking pursuant to LAMC Section 12.21 A.4 in the RA-1 Zone.

Applicant: Rob Mikitarian
Representative: Matt Goulet, Urbanomics Planning

Staff: Laura Frazin-Steele, City Planner
laura.frazinsteele@lacity.org
(818) 374-9919

PUBLIC HEARING – Completed June 29, 2023

PROJECT SITE: 8521 West Horner Street

PROPOSED PROJECT:

Demolition of a two-story, eight-unit multi-family residential building and two one-story garage buildings, and the construction of a five-story multi-family residential building containing 29 dwelling units, including six units set aside for Very Low Income Households. The proposed building will be 61 feet in height with 24,164 square feet of floor area and have 30 automobile parking spaces, 31 bicycle parking spaces, and 2,882 square feet of open space.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32, an Exemption from CEQA, and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines, Section 15300.2 regarding cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use to permit a 122.5-percent density bonus for a Housing Development Project in which the density increase is greater than the maximum 35 percent permitted in LAMC Section 12.22 A.25, allowing a total of 29 dwelling units in lieu of 13 units as otherwise permitted in the [Q]R3-1-O Zone; and
3. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus/Affordable Housing Incentive Program Review to permit the following On-Menu Incentives and Waivers of Development Standards for a Housing Development Project totaling 29 dwelling units, reserving six units for Very Low Income Households for a period of 55 years:
 - a. An On-Menu Incentive for an 11-foot increase in the maximum building height to allow 56 feet in lieu of 45 feet as otherwise permitted per [Q] Qualified Condition No. 2 in Ordinance No. 167,938;
 - b. An On-Menu Incentive for a 24 percent increase in the maximum floor area ratio to allow 3.7:1 in lieu of 3:1 as otherwise permitted in the [Q]R3-1-O Zone;
 - c. An On-Menu Incentive for a 20 percent reduction in the westerly side yard setback to allow six feet, five inches in lieu of eight feet as otherwise required in the [Q]R3-1-O Zone;
 - d. A Waiver of Development Standard to allow 800 square feet of usable open space to be located at the rooftop level as otherwise not permitted by [Q] Qualified Condition No. 5 in Ordinance No. 167,938; and
 - e. A Waiver of Development Standard to allow an average width of less than 20 feet for common usable open space as otherwise required by [Q] Qualified Condition No. 5.b in Ordinance No. 167,938.

Applicant: Horner Property, LLC
Representative: Jordan Beroukhim, Beroukhim & Company, LLC

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

6. [CPC-2016-3182-CA-AMDT1](#)

CEQA: ENV-2023-4045-CE

Plan Area: Citywide

Council District: ALL; 11 – Park;

15 – McOsker

Last Day to Act: 09-30-23

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED AMENDMENT:

An Ordinance amending the provisions of Ordinance 187,712 that regulate development applications and approvals in the City's coastal zones, namely Section 13B.9.1. of Chapter 1A of the Los Angeles Municipal Code (LAMC). Section 13B.9.1. was approved with amendments by the California Coastal Commission pursuant to the California Coastal Act and must be adopted by the City Council pursuant to the LAMC to be operative in alignment with Ordinance 187,712.

REQUESTED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) and Section 15378(b)(5), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and Recommend that the City Council adopt the proposed Ordinance;
3. Adopt the Staff Recommendation Report as the Commission's Report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Bonnie Kim, City Planner
bonnie.kim@lacity.org
(213) 978-1330

7. [CPC-2022-3108-CU-DB-WDI-PHP-HCA](#)

CEQA: ENV-2022-3109-CE

Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky

Last Day to Act: 09-01-23

PUBLIC HEARING – Completed April 19, 2023

PROJECT SITE: 1854 – 1862 South Pandora Avenue

PROPOSED PROJECT:

Construction of a five-story, 70-foot tall residential building composed of 24 dwelling units (including six Very Low Income units). The Project will be approximately 29,030 square feet in floor area with a Floor Area Ratio (FAR) of 4.03:1. The Project will provide 23 parking spaces at-grade. The site is currently improved with a two-story duplex and triplex, which will be demolished, and five non-protected trees, which will be removed for the project. Four non-protected street trees will remain. The Project will also require a haul route for the export of approximately 3,488 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 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a 195 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.25.

3. Pursuant to LAMC Section 12.22 A.25(g)(2) and (3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 24 units, reserving 6 units for Very Low Income occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives and Waivers of Development Standards, pursuant to LAMC Section 12.22 A.25(g):
 - a. An On-Menu Incentive for a Floor Area Ratio of 4.03:1 in lieu of 3:1 as otherwise permitted in the RD1.5-1-O Zone;
 - b. An Off-Menu Incentive for a height increase to 70 feet in lieu of the 45 feet otherwise allowed by the RD1.5-1-O Zone;
 - c. An Off-Menu Incentive for a reduction in the required open space, to allow zero square feet in lieu of the 2,900 square feet otherwise required by LAMC Section 12.21 G;
 - d. A Waiver of Development Standard for a six-inch front yard setback in lieu of the 15 feet otherwise required by the RD1.5-1-O Zone;
 - e. A Waiver of Development Standard for a five-foot rear yard setback in lieu of the 15 feet otherwise required by the RD1.5-1-O Zone;
 - f. A Waiver of Development Standard for a five-foot northerly side yard setback in lieu of the eight feet otherwise required by the RD1.5-1-O Zone; and
 - g. A Waiver of Development Standard for a six-inch southerly side yard setback in lieu of the eight feet otherwise required by the RD1.5-1-O Zone; and
4. Pursuant to LAMC Section 12.37, a Waiver of Dedication and Improvements to provide a four-foot dedication in lieu of 10 feet, and a waiver of an eight-foot roadway widening, for the east side of Pandora Avenue which adjoins the subject property's street frontage.

Applicant: 1854 Pandora, LLC and Pandora South, LLC
Representative: Jesi Harris, Brian Silveira & Associates

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

8. [CPC-2021-10345-DB-SPP-SPR-WDI-HCA](#)

CEQA: ENV-2021-10346-CE
Plan Area: Sherman Oaks – Studio City

Council District:4 – Raman
Last Day to Act: 07-27-23

PUBLIC HEARING REQUIRED – Completed May 2, 2023

PROJECT SITE: 4260 North Arch Drive; 11201 West Ventura Boulevard

PROPOSED PROJECT:

Construction, use and maintenance of a new multi-family residential building with 129 dwelling units, including 17 units set aside for Very Low Income Households. The proposed building will have approximately 117,000 square feet of floor area and will reach a maximum height of 75 feet with stepbacks at the upper floors at the rear of the building. The proposed project will provide 145 parking spaces, 43 of which will be compact spaces. Parking is provided within a partially subterranean garage. The proposed project will provide a publicly accessible path between Arch Drive and the Los Angeles River path.

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 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project totaling 129 dwelling units, including 17 units set aside for Very Low

Income Households, and requesting the following On-Off Menu Incentives and Waivers of Development Standards:

- a. An On-Menu Incentive to permit a Floor Area Ratio (FAR) of 3:1 for a project located on a Major Highway within 1,500 feet of a Transit Stop in lieu of the 1:1 FAR limitation pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
 - b. An On-Menu Incentive to permit up to a 20 percent increase in lot coverage to allow a maximum of 72 percent lot coverage in lieu of 60 percent lot coverage limitation pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.B;
 - c. An Off-Menu Incentive to permit 30-foot increase in building height to allow a maximum height of 75 feet in-lieu of the 45-foot building height limitation of the C2-1VL-RO Zone; and to allow building height to exceed of the transitional height limitations pursuant to LAMC Section 12.21.1 A.10;
 - d. A Waiver of Development Standard to allow up to 43 of the 132 required parking spaces to be provided as compact spaces in-lieu of the compact parking limitations pursuant to LAMC 12.21 A.5(c); and
 - e. A Waiver of Development Standard to permit a multi-family development with deviations from Commercial Corner Development Standards pursuant to LAMC Section 12.22 A.23(a), including deviations for height (LAMC Section 12.22 A.23(a)(1)) and landscape setbacks (LAMC Section 12.22 A.23(a)(10)(i)); and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project with 50 or more dwelling units;
 4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
 5. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements to the Public Right of Way along Arch Drive and Ventura Boulevard.

Applicant: Universal City Guest Home, L.P.
Representative: Jonathan Riker, Venable, LLP

Staff: Renata Ooms, City Planner
renata.ooms@lacity.org
(213) 978-1222

9. [CPC-2023-582-CU-DB-HCA-PHP](#)

CEQA: ENV-2023-583-CE

Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky

Last Day to Act: 07-27-23

PUBLIC HEARING – Completed April 18, 2023

PROJECT SITE: 3676 – 3704 South Kelton Avenue; 10845 West Regent Street

PROPOSED PROJECT:

Demolition of two existing duplexes (total of four dwelling units) for the construction, use and maintenance of a new Density Bonus project with 43 dwelling units, and 11 of the total units reserved for Very Low Income households. The proposed building is 62 feet in height and has 39,011 square feet of floor area. A total of 2,950 square feet of open space is proposed. The building will observe a 15-foot front yard, a 15-foot rear yard, and side yards of seven feet and two inches. A total of 33 vehicle parking spaces are proposed.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, 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 LAMC Section 12.22 A.25(g) a Density Bonus for a housing development project with 43 dwelling units, including 11 set aside for Very Low Income Households, with zero required parking pursuant to AB 2097, and requesting the following:
 - a. An On-Menu Incentive to permit a 23 percent increase in allowable floor area to allow 39,011 square feet of floor area (FAR 3.7:1) in lieu of the 31,590 square feet (FAR 3:1) permitted pursuant to LAMC Section 12.21.1 A.1;
 - b. An On-Menu Incentive to permit averaging over the Project site located on three continuous parcels zoned RD2-1 and R3-1;
 - c. An Off-Menu Incentive to permit a 17-foot increase in height to a maximum of 62 feet with no step-back after 45 feet of height in lieu of the maximum 45 feet allowed in the RD2-1 and R3-1 zones pursuant to LAMC Section 12.21.1;
 - d. A Waiver of Development Standard to permit a 10 percent decrease in required northerly side yard setback to allow a seven-foot two-inch side yard in lieu of the eight feet required by the RD2 Zone pursuant to LAMC Section 12.09.1 B.2(a);
 - e. A Waiver of Development Standard to permit a 10 percent decrease in required southerly side yard setback to allow a seven-foot two-inch side yard in lieu of the eight feet required by the R3 Zone pursuant to LAMC Section 12.10 C.3; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25.

Applicant: Kelton Avenue Investments, LLC
 Representative: Jessi Harris, Brian Silveira & Associates

Staff: Renata Ooms, City Planner
renata.ooms@lacity.org
 (213) 978-1222

10. CPC-2021-7012-DB-MCUP-WDI-SPP-SPR-VHCA

CEQA: ENV-2021-7013-SCEA

Plan Area: Sherman Oaks – Studio City
 Toluca Lake – Cahuenga Pass

Council District: 4 – Raman
 Last Day to Act: 09-18-23

PUBLIC HEARING – Completed November 21, 2022

PROJECT SITE: 12805 – 12835 West Ventura Boulevard;
 4218 – 4230 North Coldwater Canyon Ave

PROPOSED PROJECT:

The Project site is currently developed with an existing commercial shopping center known as The Shops at Sportsmen's Landing (Site A) and an existing hotel and surface parking lot (Site B). The Project involves the demolition of the existing hotel and surface parking lot on Site B for the construction, use, and maintenance of a new mixed-use residential and commercial development with 520 residential units and approximately 46,000 square feet of commercial space. 78 residential units will be reserved for Very Low Income households. The Project on Site B will be a maximum of 94 feet in height and will provide 1,385 vehicle parking spaces to be shared between Site A and B. No new construction is proposed for Site A. The Project also involves a lot line adjustment for minor boundary adjustments to Site A and Site B, to be reviewed under a separate ministerial process.

REQUESTED ACTIONS:

1. A Sustainable Communities Environmental Assessment (SCEA) prepared for this project pursuant to California Public Resources Code Sections 21155 and 21155.2 (ENV-2021-7013-SCEA), as well as

public comments and responses to the SCEA to be included within the whole of the administrative record;

2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of 520 residential units, of which a minimum of 78 will be set aside for Very Low Income households, and with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 2.86:1 in lieu of the otherwise permitted 1.0:1 FAR on Site B, equivalent to a maximum FAR of 2.13:1 across the entirety of the subject property;
 - b. An Off-Menu Incentive to allow a maximum building height of 94 feet in lieu of the otherwise permitted 30 feet for the proposed mixed-use project;
 - c. An Off-Menu Incentive to allow 402 accessible standard vehicle parking stalls in lieu of the otherwise required 520 accessible standard parking stalls for the residential component of the proposed project;
 - d. A Waiver of Development Standard to allow zero-foot side yard setbacks in lieu of the otherwise required 11-foot side yard setbacks for the proposed mixed-use project;
 - e. A Waiver of Development Standard to waive the otherwise required transitional height requirements for the proposed mixed-use project;
 - f. A Waiver of Development Standard to allow a zero-foot distance between main buildings in lieu of the otherwise required distance for the proposed mixed-use project;
 - g. A Waiver of Development Standard to allow a zero-foot rear yard setback in lieu of the otherwise required 20-foot rear yard setback for the proposed mixed-use project;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to permit the sale and dispensing of alcoholic beverages in conjunction with approximately 13,500 square feet of interior commercial space and approximately 4,000 square feet of outdoor dining areas within the proposed mixed-use project;
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a project within the Ventura-Cahuenga Boulevard Corridor Specific Plan to address both the new construction of the proposed mixed-use project and modification of existing Project Permit Compliance conditions of approval for the existing commercial shopping center; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units.

Applicant: Sportsmen's Lodge Owner, LLC
Representative: Dave Rand, Rand Paster Nelson LLP

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

The next regular meeting of the City Planning Commission
will be held on **Thursday, August 10, 2023 at 8:30 a.m.**

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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.