

CITY PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
THURSDAY, AUGUST 10, 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/CPC8-10-23>) by Monday, August 7, 2023.
Compliant Day of Hearing 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
Jacob Noonan, Commissioner
Elizabeth Zamora, 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/86080956237> AND USE MEETING ID: 860 8095 6237 AND PASSCODE 657200. 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. 860 8095 6237** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 657200**. For hybrid 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 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 – February 23, 2023; March 9, 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. 860 8095 6237** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 657200**.

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-2023-397-DB-SPR-HCA
CEQA: ENV-2023-398-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 08-27-23

PUBLIC HEARING – Completed June 13, 2023

PROJECT SITE: 1724 West Adams Boulevard (1722 – 1734 West Adams Boulevard)

PROPOSED PROJECT:

Demolition of a single-story, multi-tenant commercial building, and the construction, use, and maintenance of a new five-story residential building, 60 feet in height, containing a total of 90 dwelling units with 10 units reserved for Very Low Income Households. The proposed development will contain approximately 73,603 square feet of floor area, equating to a total Floor Area Ratio (FAR) of approximately 3:1. The Project will provide a total of 7,380 square feet of open space composed of private balconies, a courtyard, terraces, a recreation room, and a gym. The Project will have one subterranean level that will contain a total of 51 vehicle parking stalls, and will provide a total of 76 bicycle parking stalls.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332 (Class 32), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development containing a total of 90 dwelling units, of which 10 units, or 15 percent of the base density, will be set aside for Very Low Income Households), along with the following On- and Off-Menu Incentives:
 - a. An On-Menu Incentive to permit up to a maximum 20 percent reduction in the required amount of open space;
 - b. An Off-Menu Incentive to permit a Floor Area Ratio (FAR) of 3:1, in lieu of the otherwise permitted FAR of 1.5:1; and
 - c. An Off-Menu Incentive to permit a 15-foot increase in building height to 60 feet, in lieu of the otherwise permitted 45 feet; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a new residential development resulting in a net increase of 50 or more dwelling units.

Applicant: Amir Ohebsion, FAC Abrams Boulevard, LLC
Representative: Dana Sayles, three6ixty

Staff: Trevor Martin, City Planning Associate
trevor.martin@lacity.org
(213) 978-1341

6. [CPC-2022-8256-CU-DB-PHP-HCA](#)
CEQA: ENV-2022-8256-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park
Last Day to Act: 08-10-23

PUBLIC HEARING – Completed March 14, 2023

PROJECT SITE: 12118 – 12134 West Pacific Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a new six-story, 67-foot in height, approximately 94,579 square-foot apartment building containing 74 units, including 11 units set aside for Very Low Income households. The Project proposes to provide 122 on-site vehicular parking spaces and 64 bicycle parking spaces within one at-grade level and one subterranean level.

REQUESTED ACTIONS:

1. Pursuant CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a Housing Development with a total of 74 units, of which 11 units, or 25 percent of the base density, will be set aside for Very Low Income households, along with the following On-Menu Incentives and Waiver of Development Standard:
 - a. An On-Menu Incentive to allow a 20 percent reduced front yard setback of 12 feet in lieu of the 15 feet otherwise required;
 - b. An On-Menu Incentive to allow a 20 percent reduced (east) side yard setback of seven feet, three-inches in lieu of the nine feet otherwise required;
 - c. An On-Menu Incentive to allow a 35 percent increase in Floor Area Ratio (FAR) up to 4.05:1 in lieu of the 3:1 otherwise required; and
 - d. A Waiver of Development Standard to permit an increase in building height up to 67 feet in lieu of the 45 feet otherwise required and to allow increased height for portions of a building in a Housing Development project that are within 50 feet of an R1 zoned lot; 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: Robert Green, DMTV, LLC
Representative: Matthew Hayden, Hayden Planning

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

7. [VTT-83478-1A](#)
CEQA: ENV-2021-7332-MND
Plan Area: Hollywood
Related Case: CPC-2021-7331-ZC-HD-VCU-MCUP-SPR

Council District: 13 – Soto-Martinez
Last Day to Act: 08-21-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 5601 – 5673 West Santa Monica Boulevard;
5612 – 5666 West Virginia Avenue; 1110 – 1118 North Wilton Place

PROPOSED PROJECT:

Demolition of an existing commercial building and the construction of a new 510,621-square-foot production studio and creative office campus with a maximum building height of six stories and 93 feet, including 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space, with 981 vehicular parking spaces on-site within two levels of subterranean parking. The Project includes the merger of an existing 11,373-square-foot public alley that runs through the project site, a subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements, in the Hollywood Community Plan.

APPEAL:

An appeal of the June 23, 2023, Advisory Agency's determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-7332-MND, as circulated on May 3, 2023 ("Mitigated Negative Declaration"), 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; Found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found, the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 83478 (map date-stamped October 29, 2021) located 5601 – 5673 West Santa Monica Boulevard, 5612 – 5666 West Virginia Avenue and 1110 – 1118 North Wilton Place, for a merger of an existing public alley that runs through the property and subdivision resulting in a ground lot and seven air lots and to waive all dedication and street widening requirements along Wilton Place, Santa Monica Boulevard, in the Hollywood Community Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant/ Santa Monica Boulevard Owner, LLC
Appellant: Representative: Kyndra Casper, DLA Piper LLC

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

8. CPC-2021-7331-ZC-HD-VCU-MCUP-SPR

CEQA: ENV-2021-7332-MND
Plan Area: Hollywood
Related Case: VTT-83478-1A

Council District: 13 – Soto-Martinez
Last Day to Act: 08-21-23

PUBLIC HEARING – Completed May 3, 2023

PROJECT SITE: 5601 – 5673 West Santa Monica Boulevard;
5612 – 5666 West Virginia Avenue; 1110 – 1118 North Wilton Place

PROPOSED PROJECT:

Demolition of an existing commercial building and the construction of a new 510,621-square-foot production studio and creative office campus with a maximum building height of six stories and 93 feet,

including 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space, with 981 vehicular parking spaces on-site within two levels of subterranean parking.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2021-7332-MND (Mitigated Negative Declaration) and all comments received;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone and Height District Change from R4-1VL and C4-1VL to C4-2D;
3. Pursuant to LAMC Section 12.24 U.14, a Vesting Conditional Use Permit for a Major Development Project to allow the construction of over 100,000 square feet of non-residential uses in the C4 Zone;
4. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow:
 - a. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of St. Andrews Place and Santa Monica Boulevard with 6,031 square feet of indoor space and 3,291 square feet of outdoor space, and 166 indoor seats and 185 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
 - b. The sale and dispensing of a full line of alcoholic beverages for on-site consumption within a ground floor restaurant at the corner of Wilton Place and Santa Monica Boulevard with 2,468 square feet of indoor space and 800 square feet of outdoor space, and 61 indoor seats and 54 outdoor seats, with hours of operation from 7:30 am to 11:00 pm, daily;
 - c. The sale and dispensing of beer and wine on the third floor tenant amenity space with 2,083 square feet of indoor area and 1,150 square feet of outdoor area, with 87 indoor seats and 72 outdoor seats, with hours of operation from 7:30 am to 9:00 pm, daily; and
 - d. The sale and dispensing of alcoholic beverages throughout the Project site's office towers, office bungalows, production studios, and outdoor terrace, to allow alcoholic beverages to be served during special events; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review to allow the construction of 551,258 square feet of development containing production studios, office, retail and accessory related uses with on-site associated parking.

Applicant: Santa Monica Boulevard Owner, LLC
Representative:Kyndra Casper, DLA Piper LLC

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

*The next regular meeting of the City Planning Commission
will be held on **Thursday, August 24, 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 TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for 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.