

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 11, 2024, 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 (<http://tinyurl.com/CPC4-11-24>) by Monday, April 8, 2024.
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.

Monique Lawshe, President
Elizabeth Zamora, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Ilissa Gold, Commissioner
Karen Mack, Commissioner
Michael Newhouse, Commissioner
Jacob Noonan, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, 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/86528103040> AND USE MEETING ID: 865 2810 3040 AND PASSCODE 028813. 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. 865 2810 3040** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 028813**. 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. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants and their Representatives are required to attend the meeting in person.**

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 – June 8, 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. 865 2810 3040** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 028813**.

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 (NO ITEMS)**

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.

6. **DIR-2021-3405-TOC-SPR-HCA-1A**

CEQA: ENV-2021-3407-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 5 – Yaroslavsky

Last Day to Act: 04-11-24

Continued from: 02-08-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 10602 – 10646 West Venice Boulevard

PROPOSED PROJECT:

Demolition of all existing improvements (including a gas station, various commercial buildings, various residential buildings, and accessory structures) for the construction, use, and maintenance of a new seven-story mixed-use building with 136 residential units, including 14 units set aside for Extremely Low Income Households, and approximately 6,000 square feet of commercial space. The Project proposes to provide 161 vehicle parking spaces.

APPEAL:

A partial appeal of the October 6, 2023, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Venice Overland LP
Representative: Matthew Hayden, Hayden Planning

Appellants: Supporters Alliance for Environmental Responsibility (SAFER)
Representative: Marjan Abubo, Lozeau Drury LLP

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

7. [CPC-2024-551-GPA-ZC-HD](#)

Council District: 14 – de Leon

CEQA: ENV-2020-6762-EIR (SCH No. 2021010130)

Last Day to Act: 06-15-24

ENV-2020-6762-EIR-ADD1

Plan Area: Northeast Los Angeles

PUBLIC HEARING – Completed March 20, 2024

PROJECT SITE:

The Project Area is located at the eastern edge of the Northeast Los Angeles Community Plan Area. The Project Area is generally bounded by the City of South Pasadena to the north, the City of Alhambra to the east, Alhambra Avenue to the south, and Lowell and Maycrest Avenues to the west.

The Department of City Planning is requesting that the matter be continued to a date certain of June 13, 2024.

PROPOSED PROJECT:

Los Angeles City Planning is proposing to update the General Plan Land Use designations and Zoning for properties that were previously designated as Public Facilities or Open Space and zoned PF-1, R1-1, R1-1-HPOZ, R3-1, or R4-1-HPOZ in anticipation of a previous program for the I-710 Freeway Expansion that will not occur.

REQUESTED ACTIONS:

As a part of this update, City Planning is recommending:

1. Recommend that the City Council Find that the project was assessed in the Housing Element Environmental Impact Report (“EIR”) No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021, and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 13B.1.1 of Chapter 1A, a General Plan Amendment from Public Facilities, Open Space and Low Residential land uses to Low Residential, Low Medium II Residential, Medium Residential and Neighborhood Commercial land uses;
3. Pursuant to LAMC Section 13B.1.4 of Chapter 1A, a Zone and Height District Change from PF-1, R1-1-HPOZ, R1-1, R3-1, and R4-1-HPOZ to OS-1-HPOZ, R1-1, RD1.5-1XL, R3-1-HPOZ, R3-1, and C2-1VL; and
4. Adopt the findings herein.

The zoning being proposed is intended to correspond to the prevailing characteristics of the neighborhood. The R1 zone allows for single-family and accessory dwelling units, the RD1.5 and R3 zones allow for varying densities of multi-family dwellings, and the C2 zone allows for varying commercial and mixed-use developments.

Applicant: City of Los Angeles

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

8. [CPC-2016-3412-VZC-HD-ZAA-SPR](#)

CEQA: ENV-2016-3413-MND

Plan Area: Wilshire

Council District:10 – Hutt

Last Day to Act: 04-11-24

PUBLIC HEARING – Completed December 20, 2023

PROJECT SITE: 3600 Wilshire Boulevard

PROPOSED PROJECT:

Demolition of an 807 space parking structure and the construction, use and maintenance of two, 23-story mixed-use buildings with 760 dwelling units and 6,359 square feet of commercial uses with a total new floor area of 660,040 square feet. The site is also currently developed with a 22-story commercial building fronting on Wilshire Boulevard with approximately 385,520 square feet of floor area with retail uses on the ground floor and office tenants on the upper floors, which will remain. Upon completion, the Project's proposed uses would be located within two 23-story towers each reaching a maximum height of 268.5 feet built atop a common subterranean and four-story above grade podium structure with 660,040 square feet of floor area. Combined with the commercial office building to remain, the Site would contain 1,045,560 square feet of floor area. In addition, 1,294 vehicular parking spaces and 297 bicycle spaces would be provided (including for the existing uses).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3413-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone and Height District change from C4-2 and PB-1 to (Q)C4-2;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the calculation of the project's buildable area to be based on gross lot area;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, more than 50 dwelling units for a total of 760 dwelling units.

Applicant: 3600 Wilshire, LLC
Representative: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLC

Staff: Kevin Golden, City Planner
kevin.golden@lacity.org
(213) 978-1396

9. [CPC-2023-5876-CU-DB-DRB-SPP-VHCA](#)

CEQA: ENV-2023-5877-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

Last Day to Act: 04-18-24

PUBLIC HEARING – Completed November 15, 2023

PROJECT SITE: 10756 West Wilkins Avenue

PROPOSED PROJECT:

Demolition of a single-family dwelling and the construction of a new, five-story, 56-foot tall multi-family dwelling. The Project will provide 11 dwelling units, including two Very Low Income Units. The proposed structure will be approximately 11,941 square feet with a Floor Area Ratio (FAR) of 3.66:1. A total of seven automobile parking spaces and 12 long-term bicycle parking spaces will be provided in one subterranean level. The Project also includes grading and the export of 3,200 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Sections 15301 (Class 1) and Section 15332 (Class 32), 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 102.5 percent increase in density in lieu of the otherwise permitted 35 percent increase in density allowed under LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 11 units, reserving two units for Very Low Income Household Occupancy for a period of 55 years, with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit an FAR of 3.66:1 in lieu of 3:1 as otherwise permitted in the [Q]RD1.5-1 zone;
 - b. An On-Menu Incentive to permit a building height of 56 feet, in lieu of the 45 feet otherwise permitted by the [Q]RD1.5-1 zone;
 - c. An Off-Menu Incentive to permit a 11-foot seven-inch front yard setback on the Ohio Avenue frontage in lieu of the 15 feet otherwise required by LAMC Section 12.09.1 B.1;
 - d. A Waiver of Development Standards to permit a 10-foot front yard setback on the Wilkins Avenue frontage in lieu of the 15 feet otherwise required by LAMC Section 12.09.1 B.1; and
 - e. A Waiver of Development Standards to permit 72 percent of required open space located above ground level in lieu of the 25 percent otherwise allowed by Section 6.A.3 of the Westwood Community Multi-Family Specific Plan;
4. Pursuant to LAMC Section 16.50, a Design Review for compliance with the requirements of the Westwood Community Design Review Board; and
5. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a Project within the Westwood Community Multi-Family Specific Plan.

Applicant: FIN Holdings LLC & Wilkins Group LLC
Representative: Daniel Ahadian, nur-Development | Consulting

Staff: Kevin Fulton, City Planning Associate
kevin.fulton@lacity.org
(213) 978-1210

10. DIR-2023-1984-TOC-COA-HCA-1A

CEQA: ENV-2023-1985-CE
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 04-11-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 1500 West Adams Boulevard

PROPOSED PROJECT:

Construction of a new four-story, 56-foot tall apartment building with a total of 16 dwelling units. The project is utilizing the Transit Oriented Communities (TOC) program for a Tier 2 project, reserving two units for Extremely Low Income Households, with additional incentives for reduced RAS3 yards and an additional 11-foot height increase. The Project is requesting a Certificate of Appropriateness for a project on a Contributing Lot within the Adams-Normandie HPOZ.

APPEAL:

A partial appeal of the December 27, 2023, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Article 19, Section 15332

- (Class 32), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review, for a project totaling 16 dwelling units, reserving two units for Extremely Low Income Household occupancy for a period of 55 years, with two Additional Incentives:
 - a. RAS 3 Yards: Allowing a 15-foot rear yard setback in lieu of the 16 feet otherwise required per the C2 zone, and 5-foot side yard setbacks in lieu of the seven feet otherwise required per the C2 zone; and
 - b. Height: A 11-foot increase in building height, allowing a maximum building height of 56 feet in lieu of the maximum 45-feet otherwise allowed per the C2-1VL-O-HPOZ-CPIO zone;
 3. Approved with Conditions, pursuant to LAMC Section 12.20.3 K and the Adams-Normandie Historic Preservation Overlay Zone (HPOZ) Ordinance Number 173402, a Certificate of Appropriateness for the demolition of a 2,415 square foot non-original commercial building, the construction of a 22,674 square foot, 16-unit residential apartment building on a Contributing Lot, and the restoration of the existing approximately 108 square foot historic gas station building; and
 4. Adopted the Conditions of Approval and Findings.

Applicant: Donghao Li, 1500 W. Adams Blvd LLC
Representative: Jonathan Yang, Irvine & Associates, LLC

Appellants: Felipe Caceres, USC Forward
Representative: Jordan R. Sisson, Law Office of Gideon Kracov

Staff: Maneri Roman, Planning Assistant
maneri.roman@lacity.org
(213) 682-6366

11. AA-2021-7161-PMLA-1A

CEQA: ENV-2021-7160-MND

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 1 – Hernandez
Last Day to Act: 05-13-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 2000 North Stadium Way

PROPOSED PROJECT:

Subdivision of a 10.68-acre lot into three parcels which are 4.97 acres (Parcel A), 3.59 acres (Parcel B) and 2.11 acres (Parcel C) in the A1-1VL Zone.

APPEAL:

A partial appeal of the December 14, 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-2021-7160-MND, as circulated on October 20, 2022, ("Mitigated Negative Declaration"), and Errata dated August 21, 2023, 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 17.51 and 17.53 of the Los Angeles Municipal Code, a Parcel Map No. 2021-7161-PMLA for subdivision of one lot into three lots, located at 2000 North Stadium Way, as shown on map stamp-dated August 23, 2021; and
3. Adopted the Conditions of Approval and Findings.

Applicant/

Appellant: Amit Mohan, Barlow Respiratory Hospital
Representative: Allan Abshez, Loeb and Loeb

Staff: Yi Lu, City Planner
yi.lu@lacity.org
(213) 978-1287

The next regular meeting of the City Planning Commission
will be held on **Thursday, May 9, 2024 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.