

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 10, 2024 AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER
200 NORTH SPRING STREET, 3RD FLOOR, ROOM 340
LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC10-10-24>) by Monday, October 7, 2024.
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.

Monique Lawshe, President
Michael Newhouse, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Martina Diaz, Commissioner
Phyllis Klein, Commissioner
Karen Mack, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, 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/81612353807> AND USE MEETING ID: 816 1235 3807 AND PASSCODE 589545. 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. 816 1235 3807** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 589545**. 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/or 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 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
- Items of Interest:
 - [Fiscal Year 2023-2024 Department of City Planning Housing Stats Update](#)
- 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. 816 1235 3807** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 589545**.

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-2023-7708-DB-CDO-HCA](#)**
CEQA: ENV-2023-7709-CE
Plan Area: Northeast Los Angeles

Council District: 13 – Soto-Martinez
Last Day to Act: 10-10-24

PUBLIC HEARING – Completed September 30, 2024

PROJECT SITE: 4002 – 4006 North Verdugo Road; 3067 North Delevan Drive

PROPOSED PROJECT:

Construction, use, and maintenance of a new, three-story over one basement-story mixed-use building totaling 18,799 square feet pursuant to the City's Density Bonus program. The Project site consists of three lots that were previously developed with a church, garage, and one dwelling unit. All structures on-site have been demolished. The new building will include 14 dwelling units, including two dwelling units set aside for Very Low Income Households, and one ground-floor commercial space measuring 1,071 square feet. The building will have a maximum building height of 44 feet, six inches. The project will include 21 residential parking spaces and three commercial parking spaces. The Project will include 20 bicycle parking spaces (16 long-term spaces and four short-term spaces). The Project will provide 2,188 square feet of common open space on the roof deck level. There are no Protected Trees on-site and the Project does not require any tree removals. The proposed project will also require a Haul Route for the proposed export of 2,965 cubic yards of earth materials.

REQUESTED ACTIONS:

- 1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32 (Infill Development), 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 consisting of 14 dwelling units (of which two units will be set aside for Very Low Income households) in lieu of the base density of 35 units, and requesting the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to permit a 12-foot building height increase in lieu of the transitional height limitations pursuant to LAMC Section 12.21.1.A.10;

- b. An Off-Menu Incentive to permit a 26.7 percent increase in Floor Area Ratio (FAR) to allow a 1.9:1 FAR in lieu of the 1.5:1 FAR permitted in the [Q]C1.5-1VL-CDO Zone;
 - c. A Waiver of Development Standard to permit a front yard setback of one and one-half feet in lieu of the 10 feet as required in the [Q]C1.5-1VL-CDO Zone; and
 - d. A Waiver of Development Standard to permit a southerly side yard setback of five and one-half feet in lieu of the six feet as required in the [Q]C1.5-1VL-CDO Zone; and
3. Pursuant to LAMC Section 13.08 and the Cypress Park and Glassell Park Community Design Overlay (CDO), a CDO Plan Approval for the construction, use, and maintenance of a new, three-story over one basement-story mixed-use building totaling 18,799 square feet.

Applicant: Khajak Harootun – KAS Verdugo, LLC
Representative: Chris Manasserian, Gonzales Law Group

Staff: Nashya Sadono-Jensen, City Planning Associate
nashya.sadono-jensen@lacity.org
(213) 978-1363

6. CPC-2023-5986-CA

CEQA: ENV-ENV-2020-6762-EIR (SCH No. 2021010130)
ENV-2020-6762-EIR-ADD1
Plan Area: Citywide

Council District: All
Last Day to Act: 12-13-24
Continued from: 08-22-24; 09-12-24

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide (Excludes Downtown Los Angeles)

PROPOSED PROJECT:

An ordinance amending sections 12.03, 12.22 A.26, 12.24 X.1 and 16.05 of the Los Angeles Municipal Code to update the existing Adaptive Reuse Ordinance to apply citywide, to further incentivize the conversion of existing buildings to housing and streamline Planning approval for such projects; and to supersede the Adaptive Reuse Incentive Areas Specific Plan, Ordinance 175,038, now designated as Subareas of the Adaptive Reuse Ordinance. Concurrently, the new Zoning Code Citywide Adaptive Reuse Program, 9.4.6 of Article 9 of Chapter 1A, which has similar provisions, is being amended to align provisions in both Chapter 1 and 1A of the Los Angeles Municipal Code.

REQUESTED ACTIONS:

1. Recommend that the City Council Find, the Project was assessed in the Housing Element Environmental Impact Report ("EIR") Number ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, and Addenda 1 and 2 (ENV-2020-6762-EIR-ADD1 and ENV-2020-6762-EIR-ADD2), and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR is required;
2. Recommend, pursuant to Los Angeles Municipal Code (LAMC) Sections 13B.1.2 and 13B.1.3, that the City Council adopt of the proposed Citywide Adaptive Reuse Ordinance, amending Chapter 1 and new Zoning Code (Chapter 1A) including an amendment to the Adaptive Reuse Incentive Areas Specific Plan (Ordinance 175,038);
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: Holly Harper, Planning Assistant
holly.harper@lacity.org
(213) 847-3706

7. [CPC-2022-5692-DB-WDI-VHCA](#)

CEQA: ENV-2022-5693-CE

Plan Area: Wilshire

Council District: 10 – Hutt

Last Day to Act: 10-10-24

PUBLIC HEARING – Completed June 18, 2024

PROJECT SITE: 5201 and 5211 West Venice Boulevard;
1537, 1541 and 1543 South Cochran Avenue

PROPOSED PROJECT:

Demolition of single story structures, removal of a surface parking lot and the construction of a five-story multi-family residential building containing 52 dwelling units, five units will be set aside for Very Low Income Households. The proposed project will be approximately 53 feet and six inches in height with approx. 51,617 square feet of Floor Area Ratio (FAR) 4.27:1. Vehicular parking will be located on the two subterranean parking floors. The Project will provide 64 automobile parking spaces, 48 bicycle parking spaces, and approximately 5,817 square feet of open space.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, 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 12.22 A.25 of the Los Angeles Municipal Code (LAMC) and State Density Bonus Law (Government Code 65915), a Density Bonus to permit a housing development project consisting of 52 dwelling units, of which five will be set aside for Very Low Income Households, requesting the following On- and Off-Menu Incentives in addition to the base incentives:
 - 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. 180,717; and
 - b. An Off-Menu Incentive to allow a Floor Area Ratio (FAR) of 4.27:1 in lieu of the otherwise allowable 1.5:1 in the C1.5 Zone; AND
3. Pursuant to LAMC Section 12.37 A, a Waiver of Dedication to allow a two-foot dedication on Cochran Avenue, in lieu of a variable width dedication ranging from two to three feet.

Applicant: Paul Devore
Representative: Jordan Beroukhim

Staff: Ricardo Vazquez, City Planning Associate
ricardo.vazquez@lacity.org
(213) 978-1353

The next regular meeting of the City Planning Commission
will be held on **Thursday, October 24, 2024 after 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.