

COMMISSION MEETING AUDIO

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**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 12, 2024, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC12-12-24>) by Monday, December 9, 2024.
Compliant Day of Hearing Submissions will be added to this drive.

1. [DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – January 11, 2024

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. 828 1407 7172** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 764475**.

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-2023-6287-CU-DB-HCA**

Council District: 11

– Park

CEQA: ENV-2023-6288-CE
31-24

Last Day to Act: 12-

Plan Area: West Los Angeles

PUBLIC HEARING – Completed September 4, 2024

PROJECT SITE: 1463 – 1467 South Wellesley Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a three-story, 40-foot four inch high 17-unit residential development including three units set aside for Very Low Income Households, with one subterranean parking level including 24 parking spaces. The Project will be approximately 28,918 square feet in floor area with a Floor Area Ratio (FAR) of 2.56:1. The site is currently improved with two one- and two-story residential buildings which will be demolished for the Project. There are four existing non-protected trees on site proposed to be removed. There are also seven existing un-protected street trees, of which one will be removed as a part of the Project.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, pursuant to CEQA Guidelines, Section 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 54 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 17 dwelling units, reserving three units for Very Low Income Household

occupancy for a period of 55 years, with the following requested On-Menu Incentives and Waiver or Modification of Development Standards:

- a. An On-Menu Incentive to allow up to an 11-foot increase in the height requirement, allowing up to 44-feet in height in lieu of the 33-feet otherwise allowed in the R2-1 Zone;
- b. An On-Menu Incentive to allow up to a 20 percent reduction in required front yard setback, for a minimum front yard of 16-feet in lieu of the otherwise required 20-feet; and
- c. A Waiver of Development Standards to allow multiple dwellings on lots having a side lot line adjoining a lot in a commercial zone to extend more than 65 feet from the boundary of the less restrictive zone which it adjoins, as otherwise required by LAMC Section 12.09 A.3.a.

Applicant: Bo Zarnegin
Representative: Eric Lieberman

Staff: Kyle Winston, City Planner
kyle.winston@lacity.org
(213) 978-1348

6. **CPC-2023-372-GPAJ-VZCJ-HD-SP-CPIOA-HCA**

Council District: 15 – McOsker
Last Day to Act: 12-

CEQA: ENV-2021-10633-EIR (SCH No. 2021010117)
12-24
Plan Area: San Pedro
Related Case: VTT-83500-HCA

PUBLIC HEARING – Completed September 18, 2024

PROJECT SITE: 275 West 1st Street (APNs 7449-017-900, 7449-017-901,
7449-017-902, 7449-018-900, 7449-018-901, 7449-018-902,
7455-017-900, 7455-027-929, 7455-027-930, and 7455-027-931)

PROPOSED PROJECT:

The One San Pedro Project (Project) would establish the One San Pedro Specific Plan (Specific Plan) to allow for the phased redevelopment of the existing Rancho San Pedro public housing development, which occupies nine city blocks encompassing approximately 19.5 acres (Project Site). The Specific Plan would establish standards to regulate land use, development, and design and would permit a maximum of 1,553 dwelling units (including a minimum of 60 percent of the units set aside as restricted affordable units) and 130,000 square feet of commercial space. The Project would also incorporate approximately 5.3 acres of publicly accessible open space and provide circulation and public right-of-way improvements.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report (EIR) No. ENV-2021-10633-EIR (State Clearinghouse No. 2021010117), certified on November 30, 2023, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the San Pedro Community Plan to change the land use designation from Low Medium II Residential to Community Commercial for a portion of the Project

Site and to add the One San Pedro Specific Plan Zone (OSP Zone) as a corresponding Zone to the Community Commercial land use designation;

3. Pursuant to Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Transportation Element of the General Plan (Mobility Plan 2035) to reclassify First Street, from Harbor Boulevard to Mesa Street, from an Avenue II to a Collector Street;
4. Pursuant to LAMC Section 12.32, a Vesting Zone Change and Height District Change from RD1.5-1XL-CPIO and C2-2D-CPIO to the OSP Zone; and a corresponding Code Amendment to establish the OSP Zone as a Special Zone in a new Section 8.3.5 of Chapter 1A of the LAMC;
5. Pursuant to LAMC Section 12.32, the establishment of a Specific Plan to regulate development within the Project Site; and
6. Pursuant to LAMC Sections 12.32 and 13.14, a Community Plan Implementation Overlay (CPIO) Amendment to the San Pedro CPIO to remove the Project Site from the San Pedro CPIO boundary.

Applicant: Housing Authority of the City of Los Angeles
Representative: Jim Ries, Craig Lawson and Co., LLC

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

7. **CPC-2017-247-GPAJ-VZCJ-HD-SN-SPPE-MCUP-CU2-ZV-PR**

Council District: 14 – de Leon
Last Day to Act: 12-

CEQA: ENV-2017-249-EIR
31-24

Plan Area: Central City North

Related Case: VTT-74765 for Alternative 2

PUBLIC HEARING REQUIRED

PROJECT SITE: 606 – 612, 638 – 694, and 679 – 689 South Mesquit Street;
1494 – 1498 East 6th Street; 2119 – 2143 East 7th Street

PROPOSED PROJECT:

The 670 Mesquit Project (Modified Alternative 2), proposes to construct a new mixed-use development totaling up to 1,792,103 square feet (sf) of floor area on an approximately five-acre site. Modified Alternative 2 would consist of the following primary components, with up to: 676,437 sf of office; 271 hotel guest rooms; 895 residential units, including 45 units for Extremely Low Income households and 99 units for Very Low Income households; 14,345 sf of retail; 28,688 sf of restaurants; 35,515 sf of studio/event/gallery space; 34,000 sf of gym uses; and a 30,000 sf charter elementary school. The proposed uses would be accommodated in four, interconnected buildings, ranging in height from 210 feet to 378 feet, located above subterranean and podium parking. Modified Alternative 2 may also include the construction of a 64,900 sf publicly-accessible deck that would extend over a portion of the adjacent railway properties east of the Project Site. The existing one- to four-story freezer, cold storage, and dry storage warehouses and surface parking would be demolished.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2017-249-EIR, certified on August 23, 2023, and as supported by the

Addendum dated November 2024, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;

2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to:
 - a. The Central City North Community Plan to change the land use designation for the Project Site from Heavy Industrial to Regional Commercial; and
 - b. The Transportation Element of the General Plan (Mobility Plan 2035) to reclassify Mesquit Street adjacent to the Project Site between 6th Street and 7th Street from a Collector Street to a Local Limited Street;
3. Pursuant to LAMC Section 13B.1.4, a Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO, and pursuant to LAMC Section 11.5.11(e), the following Developer Incentives:
 - a. A Floor Area Ratio (FAR) of 8:1 in lieu of 6:1; and
 - b. A zero-foot rear yard setback;
4. Pursuant to LAMC Section 13.11 B, the establishment of a Sign District (“-SN”) Supplemental Use District to regulate signage within the Project Site;
5. Pursuant to LAMC Section 13.17 G.4, an Exception from the exterior site lighting standards for the River Implementation Overlay (RIO) District to allow a maximum initial luminance value no greater than 0.50 horizontal and vertical foot candles at the site boundary, in lieu the standards otherwise required by LAMC Section 13.17 F.3;
6. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale of a full line of alcoholic beverages for on- and off-site consumption at 11 establishments;
7. Pursuant to LAMC Section 12.24 W.23, a Class 2 Conditional Use Permit for a heliport incidental to an office building or residential use;
8. Pursuant to LAMC Section 13B.5.3, a Zone Variance to permit drive aisles of 24 feet in width, in lieu of the standards otherwise required by LAMC Section 12.21 A.5(b); and
9. Pursuant to LAMC Section 16.05, a Project Review for a project resulting in an increase of more than 50,000 gross square feet of nonresidential floor area and 50 or more dwelling units or guest rooms.

Applicant: RCS VE, LLC
Representative: Michael LoGrande, Vella Group

Staff: Paul Caporaso, City Planning Associate
paul.caporaso@lacity.org
(213) 847-3629

8. **CPC-2021-10588-DB-MCUP-SPR-VHCA**

CEQA: ENV-2021-10589-SCEA
12-24
Plan Area: Hollywood

Council District: 13 – Soto-Martinez
Last Day to Act: 12-

PUBLIC HEARING – Completed September 24, 2024

PROJECT SITE: 6266 – 6290 Sunset Boulevard;
1460 – 1480 Vine Street; 6251 – 6267 Leland Way

PROPOSED PROJECT:

Demolition of four commercial buildings and one vacant duplex and the construction of a new 201,134 square-foot, eight-story mixed-use building consisting of 170 new residential units with 26 units set aside for Very Low Income Households and an additional eight units set aside for Low Income Households. The proposed building will contain 16,680 square feet of commercial space on the ground floor. Additionally, the project proposed to retain the existing 19-story tower located at the corner of Vine Street and Sunset Boulevard and a two-story commercial building (Morgan Camera Shop building). The Project would provide a total 284 new parking spaces within two screened above grade parking levels and two subterranean levels and 24,997 square feet of open space.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code (PRC) Section 21155.2(b), in consideration of the whole of the administrative record, adopt the Sustainable Communities Environmental Assessment No. ENV-2021-10589-SCEA (SCEA), adopt Findings pursuant to PRC 21155.2, and adopt the Mitigation Monitoring Program;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development with a total of 170 units with 20 percent affordable set aside including 26 units set aside for Very Low Income Households and eight units for Low Income Households; and pursuant to LAMC Section 12.22 A.25(f)(8) and 12.22 A.25(g)(3), with the following requested On and Off Menu Incentives and Waivers or Modification of Development Standards:
 - a. On-Menu Incentive to permit the averaging of floor area, density, open space, and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone;
 - b. Off-Menu Incentive to permit an increase in Floor Area Ratio (FAR) to allow 284,909 square feet (3.88 FAR) in lieu of 156,664 square feet of floor area (2.13 FAR);
 - c. Off-Menu Incentive to permit an increase in non-residential floor area to allow more than 10,000 square feet of non-residential floor area on the portion of the project site subject to the D Limitation in Ordinance 177584;
 - d. Waiver of Development Standards to permit a reduction in side yards to allow a zero foot easterly side yard in lieu of 11 feet otherwise required along the easterly property line; and
 - e. Waiver of Development Standards to permit a reduced building separation between the existing buildings and the new building;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within 16,000 square feet of ground floor commercial space; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

Applicant: SRG Development, L.P.
Representative: Matt Dzurec, Armbruster Goldsmith & Delavc LLP

Staff: Stephanie Escobar, City Planning Associate
stephanie.escobar@lacity.org
(213) 978-1942

PUBLIC HEARING REQUIRED

PROJECT SITE: 2415 West Ocean View Avenue; 2512 West 5th Street

PROPOSED PROJECT:

Construction of a new, five-story, 28,364 square-foot residential building with 26 dwelling units, including three dwelling units set aside for Extremely Low Income Households. The building will be constructed with five residential levels above one ground floor level of utilities including the electrical room, and trash and recycling areas. The Project includes 26 one-bedroom units and a total of 2,600 square feet of open space for residents.

APPEAL:

A partial appeal of the September 17, 2024, 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 Sections 12.22 A.31 and 13.B.2.5 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following two Additional Incentives for a Tier 3 project with a total of 26 dwelling units, including three units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years;
 - a. Setbacks (Side Yards). To permit up to a 30 percent decrease in the required width or depth of two individual side yards or setbacks; and
 - b. Height. To permit an increase in height of two additional stories up to 22 additional feet; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Min Hong
Representative: James Woodson, JRW Consulting

Appellant: Frank Helmer

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

The next special meeting of the City Planning Commission
will be held on **Thursday, December 19, 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.

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