

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 13, 2025, 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/CPC2-13-25>) by Monday, February 10, 2025.
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
Michael Newhouse, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Martina Diaz, Commissioner
Phyllis Klein, Commissioner
Karen Mack, Commissioner
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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 ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/84026012346> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 840 2601 2346 AND PASSCODE 224337. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **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 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.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email cpc@lacity.org to make a request for in person translation services.

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.

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.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – February 22, 2024; March 14, 2024; March 28, 2024; April 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.

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, 5b, 5c, 5d, 5e)

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-2018-2600-ZV-TDR-DD-SPR-MCUP

CEQA: ENV-2018-2601-SCEA
Plan Area: Central City

Council District: 14 – Jurado
Last Day to Act: 02-13-25

PUBLIC HEARING – Completed November 13, 2024

PROJECT SITE: 1105 – 1123 South Olive Street

PROPOSED PROJECT:

Demolition of existing surface parking lot and the construction, use, and maintenance of a 51-story mixed use development comprised of 536 residential dwelling units and up to 4,178 square feet of ground floor commercial uses on a 36,120 square foot area lot pre-dedication and 35,734 square feet of lot area post-dedication. The Project would provide 581 automobile parking spaces for residential use in six subterranean levels and three above-grade levels. The building would have a maximum height of 603 feet, a floor area ratio of 9.13:1 (491,515 square feet), the removal of one street tree on Olive Street and replacement with six new London plane trees; the removal of two street trees on 11th Street and replacement with two Chinese flame trees; and would require the export of approximately 118,543 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code Section 21155.2(b), in consideration of the whole of the administrative record, adopt the Sustainable Communities Environmental Assessment, No. ENV-2018-2601-SCEA, considered and adopted by the City Council on December 11, 2024, (“SCEA”), and adopt Findings pursuant to PRC 21155.2; adopt the mitigation monitoring and reporting program;
2. Pursuant to Chapter 1 Section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance to allow a reduced parking stall size to a minimum of eight feet and six inches with a depth of 16 feet, in lieu of nine feet, four inches by 18 feet, as otherwise required by Section 12.21 A.5(c) of Chapter 1 of the LAMC;
3. Pursuant to LAMC Chapter 1 Section 12.27, a Zone Variance to allow a reduced parking to a minimum of 25 feet and one inch, in lieu of the required 27 feet and four inches driveway width as required by Section 12.21 A.5(c) of Chapter 1 of the LAMC;
4. Pursuant to LAMC Chapter 1 Section 14.5.6 B, a Transfer of Floor Area Rights (TFAR) of up to 274,795 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
5. Pursuant to LAMC Chapter 1 Section 12.21 G.3, a Director's Determination to allow 115 trees to be planted on-site in lieu of the otherwise required 134 trees pursuant to Section 12.21 G.2(a)(3) of Chapter 1 of the LAMC;
6. Pursuant to LAMC Chapter 1 Section 16.05, a Site Plan Review for a project that results in net increase of 50 or more dwelling units; and
7. Pursuant to LAMC Chapter 1 Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages within a total of four establishments comprised of two on-site consumption and two off site consumption.

Applicant: Kevin Lindquist, MREG 1105 Olive, LLC

Representative: Paul Garry, PSOMAS

Staff: Alice Okumura, Associate City Planner
alice.okumura@lacity.org
(213) 978-1356

5b. CPC-2024-480-DB-SPR-VHCA

CEQA: ENV-2024-481-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 02-13-25

PUBLIC HEARING – Completed December 9, 2024

PROJECT SITE: 7014 – 7022 West Sunset Boulevard; 1438 – 1446 North Sycamore Avenue

PROPOSED PROJECT:

Demolition of an existing 6,690 square-foot commercial building, an existing 6,633 square-foot institutional building, and an associated surface parking lot and the construction of a seven-story mixed-use residential and commercial building consisting of 112 dwelling units and 2,875 square-feet of commercial retail uses; resulting in a total floor area of 91,665 square-feet. The Project will have a height of 86 feet, six inches and a floor area ratio of 3.71:1. The Project proposes 60 automobile parking spaces provided on-site at ground level and within a subterranean level and 93 bicycle parking spaces (83 long-term and 10 short-term) would be provided on-site at ground level. The proposed unit mix consists of 42 studio units, 61 one-bedroom units, and 9 two-bedroom units. There are two existing Street Trees in the public right-of-way adjacent to the project site. The Project will retain both existing Street Trees and plant an additional 29 trees on-site. There are four non-protected trees on-site proposed for removal and no existing Protected Trees on-site. Development of the Project would require the cut and export of approximately 11,000 cubic yards (cy) of soil. No import or fill is proposed. The Project is required to provide 11,425 square-feet of open space and is voluntarily providing a total of 15,064 square feet of open space.

REQUESTED ACTIONS:

1. Pursuant to California Exemption Quality Act (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 16.05 of the Los Angeles Municipal Code (LAMC), a Site Plan Review for a development project that creates, or results in an increase of, 50 or more dwelling units;
3. Pursuant to LAMC Section 12.22 A.25(g)(2) and 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a mixed-use housing development totaling 112 dwelling units, reserving 12 units for Very Low Income Households for a period of 55 years, with the following On-and Off Menu Incentives:
 - a. An On-Menu Incentive to permit averaging of floor area, density, parking, open space, and vehicle access to allow the site to be developed as a unified project; and
 - b. An Off-Menu Incentive to permit a front yard setback of 10 feet in lieu of the 15 feet otherwise required for the lots fronting Sycamore Avenue in the RD1.5-1XL Zone.

Applicant: Sycamore Corner, LLC
Representative: Kyndra Casper, DLA Piper LLP

Staff: Dylan Lawrence, City Planning Associate
dylan.lawrence@lacity.org
(213) 978-1182

PUBLIC HEARING – Completed December 3, 2024**PROJECT SITE:** 6136 West Manchester Avenue; 8651 South La Tijera Boulevard**PROPOSED PROJECT:**

The development of a new approximately 416,915-square foot mixed-use building comprised of 489 dwelling units, including six live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space. The proposed uses would be located within an eight-story building with a maximum height of 96 feet. The Project would provide 549 vehicular parking spaces that would be located within two subterranean parking levels and buffered into the first and second level of the building. In addition, the Project would include approximately 51,385 square feet of open space, including 43,235 square feet of common open space and 8,150 square feet of private open space. As part of the project, the existing commercial structures totaling 21,911 square feet of floor area would be demolished. The Project would result in a total floor area of approximately 416,915 square feet with a floor area ratio (FAR) of 4:1.

REQUESTED ACTIONS:

1. Pursuant to Public Resources Code Section (PRC) 21155.2(b), in consideration of the whole of the administrative record, adopt the Sustainable Communities Environmental Assessment No. ENV-2022-6065-SCEA (SCEA), adopt Findings pursuant to PRC 21155.2, and adopt the Mitigation Monitoring Program;
2. Pursuant to Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development with a total of 489 units, with 64 units set aside for affordable units in lieu of the base density of 264 units, with three Off-Menu Incentives, and two Waivers or Modification of Development Standards:
 - a. An Off-Menu Incentive to permit a 4:1 FAR in lieu of the otherwise permitted FAR in the C2-1 Zone;
 - b. An Off-Menu Incentive to permit a reduction in the required side yard to five feet in lieu of the otherwise required 11 feet in the C2-1 Zone along Truxton Avenue; and
 - c. An Off-Menu Incentive to permit relief from the Downtown Westchester CDO standard 5a, to include residential units on the ground floor in the form of live/work units;
 - d. A Waiver or Modification of Development Standard to permit relief from Transitional Height requirements pursuant to LAMC Section 12.21.1 A.10 to permit 96 feet within 100-199 feet of an R1 zone instead of a maximum 61 feet; and
 - e. A Waiver or Modification of Development Standard to permit relief from the Downtown Westchester CDO Standard 5c, to provide a zero-foot setback from the ground floor frontage for the residential floors facing Manchester Avenue in lieu of the otherwise required five-foot setback;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption within up to 16,120 square feet of commercial space;
4. Pursuant to LAMC Section 13.08, Community Design Overlay Compliance review with the design standards and guidelines of the Downtown Westchester CDO;
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units or guest rooms; and
6. Pursuant to Ordinance No. 185,573, a reduction in the required on-site trees and payment of an in-lieu fee to allow 79 on-site trees in lieu of 123 trees.

Applicant: 6136 Manchester Avenue Apartments, LLC
Representative: Dana Sayles, three6ixty

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

5d.

CPC-2024-2707-DB-HCA

CEQA: ENV-2024-2708-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt

Last Day to Act: 02-28-25

PUBLIC HEARING – Completed December 17, 2024

PROJECT SITE: 5785 – 5799 West Corbett Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new 81,961 square feet, eight-story residential apartment building with 80 units including eleven affordable units set aside for Very Low Income Households. The proposed building will be 87 feet in height. The Project will provide 6,021 square feet of open space for residents and 103 parking spaces within three subterranean parking levels.

REQUESTED ACTIONS:

1. Pursuant to California Exemption Quality Act (CEQA) Guidelines Section, 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 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a Housing Development project consisting of a total of 80 residential units, of which eleven units will be set aside for Very Low Income Households and requesting the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive for a decrease in the required Easterly side yard to allow seven feet and two inches in lieu of the eleven foot side yard otherwise required in the R4-2D-CPIO Zone;
 - b. An Off-Menu Incentive for a decrease in the required Westerly side yard to allow seven feet and two inches in lieu of the eleven foot side yard otherwise required in the R4-2D-CPIO Zone;
 - c. An Off-Menu Incentive for a decrease in the required Rear yard to allow five feet in lieu of the 20 feet rear yard otherwise required in the R4-2D-CPIO Zone;
 - d. A Waiver of Development Standard to permit an increase in the FAR to allow a 6.31:1 FAR in lieu of the 3:1 FAR otherwise required;
 - e. A Waiver of Development Standard to permit a 42-foot increase in height to allow 87 feet in lieu of the maximum height of 45 feet allowed in the R4-2D-CPIO Zone; and
 - f. A Waiver of Development Standard to permit an increase in allowable recreation room open space to allow 45 percent of total required open space in lieu of the 25 percent otherwise required.

Applicant: Kaveh Bral, 5785 Corbett St. L.P.
Representative: Matthew Hayden, Hayden Planning

Staff: Louis Ortega Jr., Planning Assistant
louis.ortega@lacity.org
(310) 231-2909

5e. **CPC-2022-5829-VCU**

CEQA: ENV-2022-5830-EIR (SCH No. 2023020196)
Plan Area: Central City North

Council District: 14 – Jurado
Last Day to Act: 02-27-25

PUBLIC HEARING – Completed November 20, 2024

PROJECT SITE: 1206 – 1338 East 6th Street; 1210 – 1290 and 1219 – 1361 East Produce Street;
635 – 639 Mill Street; 1205 – 1321 Wholesale Street; 640 South Alameda Street

PROPOSED PROJECT:

The East End Studios ADLA Project involves the development of a new multi-story production studio campus totaling 675,611 square feet of floor area on an approximately 14.6-acre (635,551 net square-foot) site. The Project would include 299,012 square feet of studio uses within five studio buildings; 69,192 square feet of production support space within three covered areas, adjacent to the studio buildings; and 307,407 square feet of office use within two five-story buildings. Up to 8,000 square feet of ground floor areas within the office buildings could be utilized as retail space, including up to 4,000 square feet of restaurant space, or as additional common areas for the office tenants. Two existing warehouse structures totaling approximately 311,000 square feet 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-2022-5830-EIR, certified on January 17, 2025, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project; and
2. Pursuant to Sections 12.24.T and 12.24 U.14 of the Los Angeles Municipal Code, a Vesting Conditional Use Permit for a Major Development Project which creates or adds 100,000 square feet or more of floor area of non-residential or non-warehouse uses in the M3 Zone.

Note: The Notice of Public Hearing also included a request for Site Plan Review; however, pursuant to LAMC Section 16.05 D.5, any development project on a motion picture and/or television production lot that is industrially or commercially zoned and is enclosed by a minimum six foot high wall or other barrier which separates the facility and the development from adjacent properties; and for which all new office uses shall be directly related to motion picture and/or television production and shall not be rented or leased to other entities not directly related to motion picture and/or television production uses, are exempt from Site Plan Review. Therefore, this entitlement is no longer requested.

Applicant: Shep Wainwright, Alameda Studio Owner, LLC
Representative: Michael Gonzales, Gonzales Law Group APC

Staff: Erin Strelch, City Planning Associate
erin.strelch@lacity.org
(213) 847-3626

The next regular meeting of the City Planning Commission
will be held on **Thursday, February 27, 2025 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 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.