

**CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, MARCH 12, 2020 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

Samantha Millman, President  
Vahid Khorsand, Vice President  
David H. Ambroz, Commissioner  
Caroline Choe, Commissioner  
Helen Leung, Commissioner  
Karen Mack, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant

[cpc@lacity.org](mailto: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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the 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 CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

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.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at [per.planning@lacity.org](mailto:per.planning@lacity.org).

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 agenzized here, 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 are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – January 9, 2020; January 23, 2020; February 13, 2020

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation 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. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- 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 8.3, provided the Commission retains jurisdiction over the matter.
- 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 and 5c)

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-2019-4939-CU](#)  
CEQA: ENV-2019-4940-CE  
Plan Area: Northridge

Council District: 12 – Lee  
Last Day to Act: 04-06-20

**PUBLIC HEARING** – Completed January 21, 2020

**PROJECT SITE:** 18827 West Roscoe Boulevard and 8316 North Wilbur Avenue

**PROPOSED PROJECT:**

The change of use from a religious institutional facility to a public charter high school (Valley International Preparatory High School) serving grades 9-12, with a maximum enrollment of 500 students. The Project includes tenant improvement work and the addition of a new elevator and associated machine room totaling 124 square feet. The school will occupy 20,904 square feet of floor area within four existing buildings to include 15 classrooms, offices, and a multi-purpose room. The Project will include parking for 96 automobiles and 20 bicycles in a surface parking lot. The school will have regular hours of operation from 8:00 a.m. to 6:00 p.m. Monday through Friday.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15301, Class 1 and 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; and
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code, a Conditional Use to permit the use, operation, and maintenance of a public charter high school in the RA-1 Zone.

**Applicant:** David Hyun, Red Hook Capital Partners  
Representative: Donna Shen Tripp, Craig Lawson & Co., LLC

**Staff:** Lilian Rubio, City Planning Associate  
[lilian.rubio@lacity.org](mailto:lilian.rubio@lacity.org)  
(213) 978-1840

5b. [CPC-2019-7615-DB-CU-SIP](#)  
CEQA: N/A  
Plan Area: Southeast Los Angeles

Council District: 9 – Curren D. Price, Jr.  
Last Day to Act: 4-15-20

**PUBLIC HEARING** – Completed February 19, 2020

**PROJECT SITE:** 4219 – 4227 South Broadway

**PROPOSED PROJECT:**

Demolition of existing improvements, including a commercial building and surface parking lot, and the construction of a new residential project with 87 dwelling units for low-income households. The Project includes construction of a seven-story, 80 foot tall building with a total floor area of approximately 48,500 square feet and an FAR of 3.8:1. The Project will include 73 bicycle parking spaces and 6,525 square feet of open space. The Project will be a 100 percent affordable housing project.

**REQUESTED ACTIONS:**

1. Pursuant to California Government Code (Gov.) Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c);
2. Pursuant to Gov. Section 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act as a ministerial project;

3. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a project totaling 87 dwelling units, with all units for Low Income household occupancy for a period of 55 years, with the following three incentives:
  - a. An On-Menu Incentive for the reduction of a side yard setback by up to 20 percent to allow a side yard setback of eight feet in lieu of ten feet;
  - b. An On-Menu Incentive for the reduction of a side yard setback by up to 20 percent to allow a side yard setback of eight feet in lieu of ten feet; and
  - c. An Off-Menu Incentive to allow a 3.8:1 FAR in lieu of the otherwise 1.5:1 permitted by the LAMC;
4. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following Waiver of Development Standard:
  - a. A reduction of 25 percent of the required open space to allow 6,525 square feet of open space in lieu of 8,700 square feet; and
5. Pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 172 percent Density Bonus, which is greater than the maximum permitted by LAMC Section 12.22 A.25, to allow a total of up to 87 dwelling units in lieu of 32 base dwelling units.

**Applicant:** 4225 S. Broadway Partnership LLC  
 Representative: May Phutikanit, Relevant Group

**Staff:** Sergio Ibarra, City Planner  
[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)  
 (213) 473-9985

5c. [CPC-2019-4908-DB-SPR](#)  
 CEQA: ENV-2019-4909-CE  
 Plan Area: San Pedro

Council District: 15 – Buscaino  
 Last Day to Act: 03-31-20

**PUBLIC HEARING** – Completed January 16, 2020

**PROJECT SITE:** 1309 – 1331 South Pacific Avenue

**PROPOSED PROJECT:**

Construction of a four-story, 45-foot and five-inch tall residential building comprised of 102 dwelling units (including 12 Very Low Income units). The Project will be approximately 83,158 square feet in floor area with a Floor Area Ratio (FAR) of 2.65:1. The Project will provide 127 parking spaces in two subterranean levels. The site is currently improved with three vacant commercial structures, with 26 trees on the subject site and four trees along the public right-of-way, all of which will be removed to clear the lot. The Project will also involve the grading of approximately 2,500 cubic yards of soil.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, 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 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a project totaling 102 dwelling units, including 12 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives:
  - a. A 2.65:1 FAR in lieu of the 1.5:1 otherwise permitted by the C2-1XL-CPIO Zone and San Pedro Community Plan Implementation Overlay (CPIO) Section IV-2.B;
  - b. A 20 percent reduction in the required open space, to allow 8,831 square feet in lieu of the 10,950 square feet otherwise required by LAMC Section 12.21 G; and

- c. A five-foot rear yard setback in lieu of the 16 feet otherwise required by the C2-1XL-CPIO Zone.
- 3. Pursuant to LAMC Section 12.22 A.25(g)(3), the following one Waiver of Development Standards:
  - a. A 45-foot and five-inch building height in lieu of the 30 feet otherwise permitted by the C2-1XL-CPIO Zone and CPIO Section IV-2.A.2; and
- 4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units.

**Applicant:** RKD 13 PAC., LP  
 Representative: Jonathan Lonner, Kristen Lonner,  
 Josh Guyer, and Dave Zohn, Burns & Bouchard, Inc.

**Staff:** Connie Chauv, City Planner  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
 (213) 978-0016

- 6. **CPC-2015-4557-MCUP-CUX-TDR-SPR-DD** Council District: 14 – Huizar  
 CEQA: ENV-2015-4558-EIR; SCH No. 2016061048 Last Day to Act: 03-12-20  
 Plan Area: Central City Continued from: 02-13-20  
 Related Case: VTT-73966-CN-1A

**PUBLIC HEARING** – Completed October 10, 2019

**PROJECT SITE:** 813 – 815 West Olympic Boulevard; 947 – 951 South Figueroa Street

**PROPOSED PROJECT:**

Demolition and removal of all existing development on the Project Site and development of a single 57-story high-rise building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories) for a project total of 779,173 square feet of total floor area. A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within the podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. The Project proposes a floor area ratio (FAR) of up to 13:1.

**REQUESTED ACTIONS:**

- 1. Recommend, that the City Council find the City Council has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2015-4558-EIR (SCH No. 2016061048) dated, October 4, 2018, the Final EIR, dated August 14, 2019 and Errata, dated September 2019 (Olympic Tower Project EIR), as well as the whole of the administrative record;
- 2. Recommend that the City Council CERTIFY that:
  - a. The Olympic Tower Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. The Olympic Tower Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
  - c. The Olympic Tower Project EIR reflects the independent judgment and analysis of the lead agency;

3. Recommend the City Council ADOPT the following:
  - a. The related and prepared Olympic Tower Project Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the Olympic Tower Project EIR; and
4. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), approve and recommend a Transfer of Floor Area Rights (TFAR) for the transfer of greater than 50,000 square feet of floor area from the City of Los Angeles-owned Convention Center located at 1201 South Figueroa Street, for up to 455,161 square feet to the Project Site (Receiver Site) and 101,826 square feet of floor area from the Grand Central Square (a Private Donor Site) to the Project Site, thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR.

**ON OCTOBER 10, 2019, THE CITY PLANNING COMMISSION TOOK THE FOLLOWING ACTION:**

**CPC-2015-4557-MCUP-CUX-TDR-SPR-DD**

1. Continued the Commission's action related to the TFAR until the Agency Board acts on the requested TFAR Plan and Public Benefits Payment;
2. Requested that within six months of the receipt of the Public Benefit Payment by the Public Benefit Trust Fund, the Chief Legislative Analyst convene the Public Benefit Trust Fund Committee, pursuant to LAMC Section 14.5.12;
3. Approved a Master Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site and off-site sale and service of alcohol at multiple locations, and a Conditional Use Permit to allow dancing and live entertainment;
4. Approved a Director's Decision to provide less than one on-site tree per four residential dwelling units (63 trees in lieu of 94 trees);
5. Approved a Director's Decision to provide short-term bicycle parking inside a building and short-term and long-term bicycle parking on a level other than the ground floor or nearest floor to the ground floor in a parking garage;
6. Approved a Site Plan Review for a project resulting in an increase of 50 or more dwelling units;
7. Adopted the Conditions of Approval; and
8. Adopted the Findings.

**VTT-73966-CN-1A**

1. Found that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for the Olympic Tower Project EIR, which includes ENV-2015-4558-EIR (SCH No. 2016061048) dated October 4, 2018, the Final EIR, dated August 14, 2019, and the Errata, dated September 2019), certified on October 10, 2019, and adopted the Environmental Findings and the Mitigation Monitoring Program prepared for the Olympic Tower Project EIR.

**Certified** the following:

- a. The Olympic Tower Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Olympic Tower Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The Olympic Tower Project EIR reflects the independent judgement and analysis of the lead agency;

**Adopted** the following:

- a. The related and prepared Olympic Tower Project EIR Environmental Findings
- b. The Statement of Overriding Considerations; and
- c. The Mitigation Monitoring Program prepared for the Olympic Tower Project EIR;
2. Denied the appeal and sustained the Advisory Agency's decision to approve, pursuant to LAMC Sections 17.03 and 17.15, a Vesting Tentative Tract Map No. 73966 for the Project;
3. Adopted the Conditions of Approval; and
4. Adopted the Findings.

**Applicant:** Olymfig26, LLC  
Representative: Anne Williams, PSOMAS

**Staff:** Sergio Ibarra, City Planner  
[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)  
(213) 473-9985

7. [CPC-2014-4856-DB](#)  
CEQA: ENV-2019-7400-CE  
Plan Area: West Los Angeles

Council District: 5 – Koretz  
Last Day to Act: 03-13-20

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 10306 – 10330 Santa Monica Boulevard

### **PROPOSED PROJECT:**

Construction of a six-story multi-family structure with 91 apartment units (including 11 units set aside for Very Low-Income Households) over one level of basement parking across five contiguous lots that make up the project site. The structure will contain 97,697 square feet of floor area, 68 parking spaces, 80 bicycle spaces, and 9,060 square feet of open space. All of the existing structures onsite will be demolished to accommodate the new structure. Approximately 12,245 cubic yards of soil is proposed to be exported from the project site.

### **REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a project totaling 91 units, including 11 units set aside as restricted affordable units for Very Low-Income households with the following requested Incentives and Waivers:
  - a. Pursuant to LAMC Section 12.22 A.25(g)(2), an On-Menu Incentive to permit a 20 percent reduction in open space to 9,060 square feet in lieu of 11,325 square feet;
  - b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a floor area ratio of 3.93:1 in lieu of a floor area ratio of 1.5:1 for a total of 97,697 square feet of floor area;
  - c. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a height of 72 feet in lieu of 45 feet as measured from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below this point of measurement (84 feet as measured from grade in lieu of 57 feet) as permitted in LAMC Section 12.21.1 B(2) as the project site has an elevation differential of approximately 22.5 feet;
  - d. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to permit an easterly side yard of 0 feet in lieu of 9 feet;
  - e. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to permit a westerly side yard of 0 feet in lieu of 9 feet; and
  - f. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to permit a rear yard of 10 feet in lieu of 18 feet.

**Applicant:** Lou Jacobs, CLG Apartment Fund Manager, LLC  
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

**Staff:** Bradley Furuya, City Planning Associate  
[bradley.furuya@lacity.org](mailto:bradley.furuya@lacity.org)  
(213) 847-3642

8. **CPC-2017-3251-TDR-MCUP-SPR**  
CEQA: ENV-2016-4630-EIR; SCH. No. 2017121047  
Plan Area: Central City  
Related: VTT-74531-CN and ZA-2017-4845-ZAI

Council District: 14 – Huizar  
Last Day to Act: 3-30-20

**PUBLIC HEARING** – Completed January 15, 2020

**PROJECT SITE:** 1033 – 1057 South Olive Street

**PROPOSED PROJECT:**

Construction and operation of a 70-story mixed-use high-rise development, with up to 751,777 square feet of floor area on a 0.96-acre site. The Project would include up to 794 residential units, 12,504 square feet of ground-floor commercial (restaurant/retail) uses, a ground-floor public plaza, and residential open space amenities. A 61-story residential tower would sit atop a nine-level podium structure, with a total building height of up to 810 feet. Eight above-ground levels of automobile parking would be located within the nine-level podium structure and would be partially wrapped with residential units. The Project would also have six subterranean levels of parking (depth of 70 feet) and would require the excavation and export of approximately 89,713 cubic yards of soil. Five existing single-story commercial buildings containing 35,651 square feet of floor area would be removed from the Project Site. The Project is a certified Environmental Leadership Development Project (ELDP).

**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 1045 Olive Project Environmental Impact Report No. ENV-2016-4630-EIR (SCH No. 2017121047), certified on February 7, 2020, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 404,803 square feet of floor area for a Transit Area Mixed Use Project, from the City of Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to ten establishments;
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow construction of a proposed development project which will create an increase of more than 50 dwelling units.

**Applicant:** 1045 Olive, LLC  
Representative: Alexander Irvine, Irvine & Associates, Inc.

**Staff:** Johnny Le, Planning Assistant  
[johnny.le@lacity.org](mailto:johnny.le@lacity.org)  
(213) 847-3627

9. [DIR-2019-4004-DB-1A](#)  
CEQA: ENV-2019-4005-CE  
Plan Area: West Los Angeles

Council District: 11 – Bonin  
Last Day to Act: 03-20-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1721 – 1723 Colby Avenue

**PROPOSED PROJECT:**

Construction, use, and maintenance of a five-story, 56-foot tall residential building containing 34 residential dwelling units (including four Very Low Income and two Low Income units). The building will be approximately 56,570 square feet of floor area, with a Floor Area Ratio (FAR) of approximately 3.94:1. The Project proposes a total of 56 vehicle parking spaces in one subterranean parking level. The existing multi-family and single-family structures are proposed to be demolished. The Project will require the grading of approximately 11,055 cubic yards of soil.

**APPEAL:**

Appeal of the January 6, 2020, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from the CEQA pursuant to CEQA Guidelines, Article 19, Sections 15304, Class 4 and 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 Section 12.22 A.25 of the Los Angeles Municipal Code, the following three incentives requested by the applicant for a project totaling 34 dwelling units, reserving four units for Very Low Income and two units for Low Income household occupancy for a period of 55 years:
  - a. Yard/Setback. A 20 percent decrease from the front yard requirement, allowing 12 feet in lieu of 15 feet;
  - b. Floor Area Ratio. A maximum 35 percent increase in the allowable Floor Area Ratio, allowing a total floor area ratio of 3.94:1 in lieu of 3:1; and
  - c. Height. An 11-foot increase in the height requirement, allowing 56 feet in height in lieu of the otherwise allowable 45 feet; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** 1721 Colby Ave., LP  
Representative: Janet Nass

**Appellants:** Eleni Hioureas, 11554 Iowa HOA

Kevin Ma, Woodridge I HOA

Elizabeth Rollice, Brentwood Terrace Condominium Association

**Staff:** Connie Chauv, City Planner  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
(213) 978-0016

10. [DIR-2018-5925-TOC-1A](#)  
CEQA: ENV-2018-5926-CE  
Plan Area: South Los Angeles

Council District: 10 – Wesson, Jr.  
Last Day to Act: 03-12-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1537 South Wilton Place

**PROPOSED PROJECT:**

Demolition of an existing two-story, single family dwelling on the site and development of a five-story residential building with 21 dwelling units with two units for Extremely Low Income Households for a period of 55 years, and 35 vehicle parking spaces with requested incentives.

**APPEAL:**

Appeal of the December 4, 2019, Director of Planning’s determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the CEQA Guidelines, Article 19, 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. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Compliance Review for a project totaling 21 dwelling units, in a five story building with at-grade and basement parking, reserving two units for Extremely Low Income Households for a period of 55 years, and with the following requested incentives:
  - a. Height. An 11-foot increase in the building height, allowing 56 feet in lieu of the maximum 45 feet per the R3-1-O-CPIO zone;
  - b. Yard/Setback. A 25 percent reduction in the required side yard setback, allowing a six-foot side yard setback in lieu of the otherwise eight-foot required per the R3 zone; and
  - c. Open Space. A 25 percent decrease from the open space requirement, allowing 2,140 square feet in lieu of the otherwise required 2,675 square feet; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Gabriel Fedida, Wilton Place 2018, LLC  
Representative: KSK Design, Inc.

**Appellant:** Virginia Stevenson and Andre Hart

**Staff:** Helen Jadali, Planning Assistant  
[helen.jadali@lacity.org](mailto:helen.jadali@lacity.org)  
(213) 978-1339

The next regular meeting of the City Planning Commission will be held at **8:30 a.m. on Thursday, March 26, 2020** at

Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

Notice to paid Representatives

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