

**From:** Mindy Nguyen <Mindy.Nguyen@lacity.org>  
**Sent time:** 10/13/2020 05:46:09 PM  
**To:** Maria Balbontin <mariajose@newmode.net>  
**Subject:** Re: Hollywood Center support letter  
**Attachments:** CPC 10-15-20 Special Agenda - 2ND REVISED.pdf

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Hi Maria,

Thank you for your email. The City has received a request to continue the consideration of the Hollywood Center Project, currently scheduled for the City Planning Commission meeting on Thursday, October 15, 2020. As such, the agenda has been updated to reflect this request, and is attached for your convenience. Please be advised that the only item related to the Hollywood Center Project to be heard at this meeting will be the consideration of and consent to the extension request for Item No. 7.

If you have any questions or concerns regarding this matter, please note that all public comments continue to be accepted, and incorporated into the administrative record for the Hollywood Center Project, until a final decision is made.

Regards,

On Tue, Oct 13, 2020 at 4:47 PM Maria Balbontin <[mariajose@newmode.net](mailto:mariajose@newmode.net)> wrote:

Dear City Planning Commission

CC: Mindy Nguyen, Craig Bullock

I am writing today to support the proposed Hollywood Center project. After reviewing the proposal and its Draft Environmental Impact Report, I'm convinced that this project will address the needs of Los Angeles all while minimizing impacts and providing a beautiful, architecturally significant centerpiece for the Hollywood community.

Most importantly, this project is providing a game-changing amount of both market-rate and rent-restricted affordable housing for our community. Los Angeles has proven itself a world-class city time and again, and more people will continue to want to call Los Angeles home. The best way to address the persistent housing shortage that afflicts not just the Los Angeles region, but the entire state of California is to build more housing. This project does that, and most importantly it does that with inclusionary housing that will be set aside for very low- and extremely low-income seniors. At 133 units and over 15% of the project, both the number and percentage of these affordable units set a new standard for developments in Los Angeles. The commitment this project makes to our at-risk seniors is exemplary.

By certifying Hollywood Center as an Environmental Leadership Development Project, our Governor has ensured that we will be getting the greenest possible project. The criteria for ELDP status are stringent and guarantee that this project will have no net new greenhouse gas emissions. Sustainable development is the responsible way to plan for our future. And from an environmental perspective, the location of this project steps away from the Hollywood/Vine subway is exactly where we want new housing to be built. If we want to reduce our carbon footprint, reducing driving is the only way to bring about real change. We need more projects like this in the areas of the City well-served by transit. The commitments made by Hollywood Center to build green and build sustainability represent the gold-standard in green building.

The over \$1 billion in economic investment for Hollywood represents one of the largest private investments for the area. Thousands of prevailing wage jobs will be created, both during construction and once the project opens. Especially now, investment in our community is vital to creating jobs. And with unemployment increasing at historically high rates, these jobs are sorely needed. It was recently reported that less than half of Los Angeles County residents currently have jobs, with that number continuing to grow. Hollywood Center's positive impacts on job creation will make a meaningful difference for thousands of Angelenos currently out of work.

I support the project in general but am particularly excited about the following features:

Overall, Hollywood Center is an exemplary project. I support Hollywood Center, and I urge you to move this project forward without any delay.

Sincerely,  
Maria Balbontin

817 South Tremaine Avenue  
Los Angeles, CA 90005  
United States  
90005  
[mariajose@newmode.net](mailto:mariajose@newmode.net)

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LOS ANGELES  
CITY PLANNING

**Mindy Nguyen**

Preferred Pronouns: She, Hers, Her  
City Planner

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**CITY PLANNING COMMISSION**  
**\*2<sup>ND</sup> REVISED\* SPECIAL MEETING AGENDA**  
**THURSDAY, OCTOBER 15, 2020 after 8:30 a.m.**  
**(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC10-15-20>) by Tuesday, October 13, 2020**  
**Compliant Day of Submissions will be added to this drive as they are received**

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

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, 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:**

**In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the City Planning Commission meeting will be conducted using zoom webinar and telephonically.**

**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/99381678902>)  
AND MEETING ID: 993 8167 8902 AND PASSWORD: 003874.**

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 above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 993 8167 8902** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 003874**.

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.

Written submissions are governed by Rule 4.3 of the City Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "City Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

**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 must be emailed to [cpc@lacity.org](mailto: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](mailto: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 and must be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org). 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](mailto: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 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 and Adopted Minutes are available on line 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>.

**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**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests

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 by email to [cpc@lacity.org](mailto:cpc@lacity.org). 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.

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. **993 8167 8902** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 003874**.

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 8.3, 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-2019-4983-GPA-VZC**

CEQA: ENV-2019-4984-ND  
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 12-14-20

**PUBLIC HEARING** – Completed September 24, 2020

**PROJECT SITE:** 2417 – 2455 North Thomas Street; 2428 – 2436 North Gates Street

**PROPOSED PROJECT:**

Change of use from a school, daycare, convent, dormitories, playground, chapel, and surface parking area to an office use. The request includes a General Plan Amendment from Low Residential to Neighborhood Commercial and a Vesting Zone Change from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ. There is no demolition, construction, or new floor area proposed as part of the proposed project, and only internal improvements are being proposed at this time.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-4984-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Los Angeles City Charter 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northeast Los Angeles Community Plan to amend the Land Use designation from Low Residential to Neighborhood Commercial; and
3. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change to change the zone designation from [Q]R1-1D and [Q]R1-1D-HPOZ to [Q]C2-1D and [Q]C2-1D-HPOZ.

**Applicant:** Josh Oreck, Narrator, Inc.  
Representative: Paul Garry, PSOMAS

**Staff:** Nicole Sánchez, City Planner  
[nicole.sanchez@lacity.org](mailto:nicole.sanchez@lacity.org)  
(213) 978-3034

6. **CPC-2019-4791-GPA-ZC**

CEQA: ENV-2019-4792-ND  
Plan Area: Encino – Tarzana  
Related Case: VTT-82210-SL

Council District: 3 – Blumenfield  
Last Day to Act: 11-03-20

**PUBLIC HEARING** – Completed August 5, 2020

**PROJECT SITE:** 5808 North Etiwanda Avenue

**PROPOSED PROJECT:**

Subdivision of nine small lots and associated nine single-family dwellings. Each unit will be three stories in height at 35 feet, with a two-car garage, totaling approximately 2,600 square feet. Two

guest parking spaces will be provided at grade. The Project includes minimal grading and excavation necessary for the foundation of each dwelling.

**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 Negative Declaration, No. ENV-2019-4792-ND as adopted on September 24, 2020, (“Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Sections 555, 556 and 558 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcels located from Low Medium I Residential and Open Space to Low Medium II Residential; and
3. Pursuant to LAMC Section 12.32 F, a Zone Change from RA-1 and OS-1XL to RD1.5-1 to permit the construction of nine small lot homes.

**Applicant:** IML Properties LLC by Ilan Levy  
Representative: Jerome Buckmelter, Jerome Buckmelter Associates, Inc.

**Staff:** Alexander Truong, City Planning Associate  
[alexander.truong@lacity.org](mailto:alexander.truong@lacity.org)  
(213) 978-3308

**\*\*THE FOLLOWING ITEM WILL BE HEARD AFTER 10:00 AM \*\***

- |   |   |
|---|---|
| <p>7. <b><u>VTT-82152-1A</u></b><br/> CEQA: ENV-2018-2116-EIR; SCH No. 2018051002<br/> Plan Area: Hollywood<br/> Related Cases: CPC-2018-2114-DB-CU-MCUP-SPR;<br/> CPC-2018-2115-DA</p> | <p>Council District: 13 – O’ Farrell<br/> Last Day to Act: 10-23-20</p> |
|---|---|

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1720 – 1770 North Vine Street;  
1746 – 1764 North Ivar Avenue;  
1733 – 1741 North Argyle Avenue;  
6236, 6270, and 6334 West Yucca Street

**PROPOSED PROJECT:**

Merger of 16 existing lots totaling 194,495 square feet (4.46 acres) and 5,876 square feet (0.135 acres) of public right-of-way (including a 1,003 square foot merger of a portion of an alley and a 4,873 square-foot merger of portions along the sidewalk of Yucca Street, Argyle Avenue, and both sides of Vine Street), dedicating five-foot wide sidewalk easements over said sidewalk merger areas, and the subsequent re-subdivision into three ground lots and 13 airspace lots for a total of 13 lots; an associated haul route for the export of 542,300 cubic yards of soil; and the removal of 16 street trees.

**\*REQUESTED ACTION:**

**CONSIDERATION OF AND CONSENT TO THE APPLICANT’S OCTOBER 12, 2020 LETTER REQUEST THAT THE TIME TO CONSIDER THE APPEALS FROM THE DEPUTY ADVISORY AGENCY’S SEPTEMBER 14, 2020 DETERMINATION BE EXTENDED TO A DATE UNCERTAIN.**

**Applicant:** MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle, LLA, and 1720 North Vine LLC  
Representative: Edgar Khalatian, Mayer Brown, LLP

- Appellants:**
1. MCAF Vine LLC, 1750 North Vine LLC, 1749 North Vine Street LLC, 1770 Ivar LLC, 1733 North Argyle, LLA, and 1720 North Vine LLC  
Representative: Edgar Khalatian, Mayer Brown, LLP
  2. Federation of Hillside and Canyon Associations, Inc.  
Representative: Jamie T. Hall, Channel Law Group, LLP
  3. StopTheMilleniumHollywood.com  
Representative: Robert Silverstein, The Silverstein Law Firm, APC
  4. AMDA College of the Performing Arts  
Representative: Jennifer Lynch, Esq., Manatt, Phelps & Phillips, LLP
  5. Ned Pan, Inc.  
Representative: John M. Bowman, Esq., Elkins Kalt Weintraub Reuben Gartside LLP
  6. Vedanta Society of Southern California  
Representative: Anthony Kornarens, Esq., Anthony Kornarens, a Professional Corporation

**Staff:** Mindy Nguyen, City Planner  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
(213) 847-3674

The next Regular Meeting of the City Planning Commission will be held at **8:30 a.m. on Thursday, October 22, 2020**

**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 §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

**Reasonable Accommodations Consistent with Federal and State Law and California Governor’s Executive Order N-29-20**

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 services may be provided upon request. To ensure availability, your request should be received no later than three working days (72 hours) in advance of the need. For more information please call the Commission Executive Assistant at (213) 978-1299 or by e-mail at [cpc@lacity.org](mailto: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 detail 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 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.