CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 14, 2023 AFTER 8:30 A.M.
VAN NUYS CITY HALL
COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET
VAN NUYS, CA 91401

Meeting presentations will be made available here (https://tinyurl.com/CPC12-14-23) by Monday, December 11, 2023. Compliant Day of Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Samantha Millman, President
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Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.

YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: https://planning-lacity-org.zoom.us/j/85311055106 AND USE MEETING ID: 853 1105 5106 AND PASSCODE 017357. Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the City Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 853 1105 5106** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 017357**. For hybrid meeting participation information, please click here. The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.org. However, please see revised submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available online at http://planning.lacity.org, by selecting “About,” “Commissions, Boards & Hearings,” filter by “City Planning Commission.” For additional information regarding the format of this telephonic public meeting, please visit our website at http://planning.lacity.org.

If you would like to receive a determination letter for any item on today’s agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Per City Planning Commission Rules and Operating Procedures 8.6 “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.” All cases previously agenized for the Canceled December 7, 2023 CPC meeting have been carried over to this agenda as legal time limits allow.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair’s discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 853 1105 5106** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 017357.**

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 and 5b)

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-2022-7482-DB-HCA** Council District:11 – Park
CEQA: ENV-2022-7483-CE Last Day to Act: 12-14-23
Plan Area: Palms – Mar Vista – Del Rey Continued from: 12-07-23

PUBLIC HEARING – Completed June 12, 2023

PROJECT SITE: 12701 – 12711 West Washington Place

PROPOSED PROJECT:
Construction of a new five-story, 56-foot, mixed-use structure consisting of 34 dwelling units (including three Very Low Income Units) and 2,100 square feet of ground floor commercial use. The Project will be approximately 28,490 square feet with a Floor Area Ratio (FAR) of approximately 3:1. The Project will provide 31 residential and seven commercial vehicular parking spaces in a ground floor garage and two subterranean parking levels. The Project will also provide 40 long-term bicycle parking spaces and 6 short-term bicycle parking spaces. The site is currently improved with two one-story commercial buildings that will be demolished. No Protected or Significant Trees are located on the property. The Project proposes 7,150 cubic yards of grading, including the fill of 180 cubic yards and export of 6,970 cubic yards of soil.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to 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; and
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 34 units, reserving three units for Very Low Income Household Occupancy for a period of 55 years, with the following Off-Menu Incentives:

a. An Off-Menu Incentive to permit an FAR of 3:1 in lieu of 1.5:1 as otherwise permitted in the C2-1 Zone; and
b. An Off-Menu Incentive to permit a portion (350 square feet) of the required loading space to project into the required driveway access.

Applicant: Bob Halavi, Creative Properties, LLC
Representative: Armin Gharai, GA Engineering, Inc.

Staff: Esteban Martorell, Planning Assistant
esteban.martorell@lacity.org
(213) 978-1303

5b. **CPC-2023-3232-CU-ZAA** Council District: 3 – Blumenfield
CEQA: ENV-2023-3233-CE Last Day to Act: 01-07-24
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

PUBLIC HEARING – Completed October 24, 2023

PROJECT SITE: 7911 North Winnetka Avenue

PROPOSED PROJECT:
Expansion of an existing public charter school (Citizens of the World Charter School – West Valley) that will have a maximum enrollment of 750 students in Transitional Kindergarten through Grade 8. Project improvements include, the construction of two new classroom buildings consisting of 11 classrooms, a teachers' lounge, administrative offices, and support space. The two new buildings will be two stories and reach a maximum height of 33 feet. The Project will relocate and upgrade existing recreational uses, including an athletic field, sports court, and play equipment. Additional improvements include tenant improvements to an existing gymnasium/auditorium and existing classroom buildings, as well as new trees and landscaping along the perimeter and throughout the interior of the campus. The Project would reduce the overall number of parking spaces from 119 to 117 parking spaces in order to accommodate additional landscaping within the existing surface parking lot. The Project will provide a total of 46 bicycle parking stalls, including 44 short-term parking stalls, and two long-term parking stalls.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (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 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the expansion of an existing public charter school in the (T)R1 Zone;
3. Pursuant to LAMC Section 12.24 F, a Conditional Use to permit a maximum building height of up to 33 feet in lieu of the 28 feet otherwise permitted pursuant to LAMC Section 12.21.1; and
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit reduced combined side yard setbacks of 34 feet, four inches in lieu of the minimum 50 feet otherwise required pursuant to LAMC Section 12.21 C.3(b), allowing for northerly and southerly side yard setbacks of 17 feet, two inches.

Applicant: Mark Kleger-Heine, Citizens of the World Charter School
Representative: Shawn Keltner, KeltnerCo Architects

Staff: Trevor Martin, City Planning Associate
trevor.martin@lacity.org
(213) 978-1341

6. **CPC-2022-9266-CU** Council District: 14 – de Leon
CEQA: ENV-2004-1950-EIR-ADD5 Last Day to Act: 12-14-23
Plan Area: Northeast Los Angeles Continued from: 10-12-23;10-26-23
11-02-23,12-07-23

PUBLIC HEARING – Completed June 27, 2023

PROJECT SITE: 1590 North Eastlake Avenue; 1425 – 1501 North San Pablo Street; 1540 – 1580 East Alcazar Street

PROPOSED PROJECT:
Construction of a new seven-story, 143.5 feet in-height, multi-discipline research facility (USC Discovery and Translation Hub) proposed to be developed on the westerly portion of the USC Health Sciences Campus. The proposed building would contain two subterranean levels and comprise approximately 201,292 square feet of floor area. The proposed use would accommodate over 84 researchers and would support both "wet" (bench) and "dry" (computational) laboratory research.

REQUESTED ACTIONS:
1. Pursuant to California Exemption Quality Act (CEQA) Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in previously certified Environmental Impact Report (EIR) Case No. ENV-2004-1950-EIR, certified in August 2006 and as supported by the fifth Addendum dated September 2023, no major revisions are required to the EIR, and no subsequent EIR or negative declaration is required for approval of the Project; and
2. Pursuant to Section 12.24 U.14 of the Los Angeles Municipal Code, a Major Conditional Use Permit to permit the development of 201,292 square feet of nonresidential floor area in the C2 Zone.

Applicant: Bryan Eck, University of Southern California
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

7. **CPC-2023-1539-DB-VHCA** Council District: 13 – Soto-Martinez
CEQA: ENV-2023-1540-SCEA Last Day to Act: 01-22-24
Plan Area: Hollywood Continued from: 12-07-23

PUBLIC HEARING – Completed November 20, 2023

PROJECT SITE: 1201 North Gower Street; 6121 West Lexington Avenue

PROPOSED PROJECT:
Partial maintenance and partial demolition of an existing multi-family residential complex for the construction of a new eight-story multi-family residential building with 108 new residential units, resulting in a total of 152 units (equal to a net increase of 80 units). 16 units will be set aside for Very Low Income households and two units will be set aside for Low Income households. The Project will provide a total of 99 vehicle parking spaces.

REQUESTED ACTIONS:
1. Pursuant to Public Resources Code Section (PRC) 21155.2(b), in consideration of the whole of the administrative record, the Sustainable Communities Environmental Assessment No. ENV-2023-1540-SCEA (SCEA), Findings pursuant to PRC 21155.2, and the Mitigation Monitoring Program;

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 152 residential units (including 108 new units and 44 existing units to remain), of which a minimum of 16 will be set aside for Very Low Income households, and with the following Off-Menu Incentives and Waivers of Development Standards:
   a. An Off-Menu Incentive to permit parking stall widths of eight feet six inches without a 10-inch increase where obstructions occur on either side of the longer dimension;
   b. An Off-Menu Incentive to permit vehicle ingress and egress along a designated Collector roadway;
   c. An Off-Menu Incentive to allow 10,181 square feet of open space in lieu of the otherwise required 13,575 square feet of open space;
   d. A Waiver to allow a maximum Floor Area Ratio (FAR) of 3.12:1 in lieu of the otherwise permitted 3:1;
   e. A Waiver of Development Standards to allow a maximum building height of 95 feet in lieu of the otherwise permitted height;
   f. A Waiver of Development Standards to allow an easterly side yard setback of zero feet in lieu of the otherwise required 11 feet;
   g. A Waiver of Development Standards to allow a westerly side yard setback of zero feet in lieu of the otherwise required 20 feet; and
   h. A Waiver of Development Standards to allow a rear yard setback of five feet in lieu of the otherwise required 15 feet.

Applicant: CLG Gower LLC
Representative: Matthew Hayden, Hayden Planning

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

8. **CPC-2023-4250-DB-HCA** Council District: 11 – Park
CEQA: ENV-2023-4251-CE Last Day to Act: 12-17-23
Plan Area: Palms – Mar Vista – Del Rey Continued from: 12-07-23

PUBLIC HEARING – Completed October 3, 2023

PROJECT SITE: 2662 – 2668 South Barrington Avenue

PROPOSED PROJECT:
Demolition of two existing single family homes and the construction, use, and maintenance of a new 27,313 square foot, five-story, 55 feet and six inches in height residential building. The Project would provide a total of 21 dwelling units with three units set aside for Very Low Income Households. A total of 39 vehicle parking spaces will be provided within an at-grade and subterranean parking levels.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, 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; and
2. Pursuant to 12.22 A.25(g) of the Los Angeles Municipal Code, a Density Bonus for a housing development project consisting of 21 dwelling units, of which three units will be set aside for Very Low Income Households, and requesting the following On- and Off-Menu Incentives:
   a. An On-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 3.54:1 in lieu of the otherwise permitted 3:1 FAR in the R3-1 Zone;
   b. An On-Menu Incentive to allow a 20 percent side yard setback reduction to allow a side yard setback of six feet and five inches in lieu of the otherwise required eight-feet in the R3-1 Zone; and

c. An Off-Menu Incentive to allow a maximum building height of 55 feet and six inches in lieu of the otherwise allowed 45 feet in the R3-1 Zone and to allow increased height for portions of the building that are within 50 feet of an R1-zoned lot.

Applicant: 2662 and 2668 South Barrington Avenue, LLC
Representative: Jake Heller, JDJ Consulting Group

Staff: Stephanie Escobar, City Planning Associate
stephanie.escobar@lacity.org
(213) 978-1492

9. **VTT-82764-1A** Council District: 13 – Soto-Martinez
CEQA: ENV-2019-5591-EIR Last Day to Act: 12-14-23
Plan Area: Hollywood Continued from: 12-07-23
Related Case: ZA-2019-5590-ZV-TOC-SPR-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1520 – 1542 North Cahuenga Boulevard; 1523 – 1549 North Ivar Avenue; 6350 West Selma Avenue

PROPOSED PROJECT:
Merger and re-subdivision of a 1.55-acre (67,581 square-foot) site into one ground lot and for commercial condominium purposes; and a Haul Route for the export of up to 69,333 cubic yards of soil.

APPEAL:
An appeal of the September 15, 2023, Deputy Advisory Agency's determination which:

1. Pursuant to Public Resources Code (PRC) Sections 21082.1(c) and 21081.6, the Advisory Agency reviewed and considered the information contained in the Environmental Impact Report prepared for the Project, which includes the Draft EIR, ENV-2019-5591-EIR (SCH No. 2020110295), dated September 2022, the Final EIR, dated August 2023, and Erratum, dated August 2023 (The Artisan Hollywood Project EIR), as well as the whole administrative record;
   CERTIFIED the following:
   a. The Artisan Hollywood Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
   b. The Artisan Hollywood Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
   c. The Artisan Hollywood Project EIR reflects the independent judgment and analysis of the lead agency.
   ADOPTED the following:
   a. The related and prepared Artisan Hollywood Project EIR Environmental Findings;
   b. The Statement of Overriding Considerations; and
   c. The Mitigation Monitoring Program prepared for the Artisan Hollywood Project EIR.
2. Approved, pursuant to LAMC Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82764 (stamped map, dated September 19, 2019) for the merger and re-subdivision of a 1.55-acre (67,581 square-foot) site into one ground lot and for commercial condominium purposes; and a Haul Route for the export of up to 69,333 cubic yards of soil.
3. Adopted the Conditions of Approval and Findings.

Applicant: Mark Laderman, Artisan Ventures
Representative: Todd Nelson, Rand, Paster & Nelson, LLP

Appellant: Leo Mellace, The Sound Factory

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

10. **ZA-2019-5590-ZV-TOC-SPR-1A** Council District: 13 – Soto-Martinez
CEQA: ENV-2019-5591-EIR Last Day to Act: 12-14-23
Plan Area: Hollywood Continued from: 12-07-23
Related Case: VTT-82764-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1520 – 1542 North Cahuenga Boulevard; 1523 – 1549 North Ivar Avenue; 6350 West Selma Avenue

PROPOSED PROJECT:
The Artisan Hollywood Project (Project) proposes the demolition of an existing surface parking area located in the northeast portion of the Project Site, to allow for the development of a 25-story, 286-foot-tall building that would include 260 residential units (including 26 units restricted for Extremely Low Income households), 6,790 square feet of ground floor commercial space, and vehicular parking within four subterranean and two above-grade parking levels. The Project would result in a total of 300,996 square feet of floor area, including six existing commercial buildings that have a combined floor area of 33,828 square feet, on a 1.55-acre site, for a maximum floor area ratio (FAR) of up to 4.5:1.

APPEAL:
An appeal of the September 26, 2023, Zoning Administrator's determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Artisan Hollywood Project Environmental Impact Report (EIR) No. ENV-2019-5591-EIR, State Clearinghouse No. 2020110295, certified on September 15, 2023, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Dismissed, pursuant to Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance to permit off-site parking for the Project Site's existing commercial uses by lease in lieu of covenant during construction of the Project, as the Variance is found not necessary, pursuant to California Government Code Section 65863.2 (AB 2097) which prohibits the City from implementing or enforcing any minimum automobile parking requirements for the Project;
3. Approved, pursuant to LAMC Section 12.22 A.31, a 50 percent increase in Floor Area Ratio (FAR) from 3:1 to 4.5:1 consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 3 project with a total of 260 dwelling units, including 26 units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, with the following one Additional Incentive:
    a. Yards/Setbacks. Permit the utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone; thereby permitting minimum five-foot side yard setbacks for the first residential story, consistent with LAMC Section 12.10.5 C, in lieu of the 16 feet otherwise required for a 25-story residential building by LAMC Section 12.11 C.2;
4. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Mark Laderman, Artisan Ventures
Representative: Todd Nelson, Rand, Paster & Nelson, LLP

Appellant: Leo Mellace, The Sound Factory

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

11. **CPC-2021-2642-SP** Council District: 1 – Hernandez
CEQA: ENV-2021-2643-EIR Last Day to Act: 02-01-24
Plan Area: Downtown (Central City North); Northeast Los Angeles; Silver Lake – Echo Park – Elysian Valley Continued from: 12-07-23

PUBLIC HEARING – Completed September 27, 2023

PROJECT SITE:
The Project Area comprises the entire area within the boundaries of the existing Cornfield Arroyo Seco Specific Plan (CASP), which includes approximately 1,600 assessor's parcels and approximately 600 acres (1.0 square mile) of land. The Project Area is located to the northeast of Downtown Los Angeles and is generally bordered by the communities of Chinatown to the west, Lincoln Heights to the east, and Cypress Park to the north. Thoroughfares include North Figueroa Street at the north, North Spring Street and North Main Street at the south, and North Avenue 19 and North San Fernando Road near the center portion of the Project Area. The Los Angeles River, Arroyo Seco, Interstate 5, State Route 110, and Metro A Line (formally L Line and Gold Line) pass through the Project Area, which also includes the Los Angeles State Historic Park.

PROPOSED PROJECT:
The Proposed Project is an update of the Cornfield Arroyo Seco Specific Plan (CASP). The Proposed Project replaces the existing CASP (Existing CASP) with a new Specific Plan (Proposed CASP) that includes revised zoning regulations, incentives, and boundaries, for the purpose of encouraging affordable, mixed-income, and permanent supportive housing production. The Proposed Project strengthens the CASP's affordable housing requirements, including the recalibration of the CASP's current incentive zoning system; establishes a new Community Benefits Program that incentivizes new publicly-accessible open space and community facilities; includes provisions that facilitate the production of new 100 percent affordable housing and permanent supportive housing on public land; increases the zoning capacity for housing in targeted areas; and adopts a modernized zoning system based on the City's New Zoning Code.

REQUESTED ACTIONS:
1. Conduct a public hearing on the Proposed Project as described in this Staff Recommendation Report;
2. Approve the Staff Recommendation report as the Commission Report;
3. Approve and Recommend that the City Council adopt the Findings in the Staff Recommendation Report;
4. Recommend that the City Council instruct the Director of City Planning to amend the Environmental Protection Measures (EPMs) pursuant to Division 4C.12 (Environmental Protection) of the New Zoning Code as appropriate to implement the MMP;
5. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report (EIR) (City EIR No. ENV-2021-2643-EIR and State Clearinghouse No. 2021040206), as shown in Exhibit A.5, and direct staff to prepare a Final EIR, EIR findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration;
6. Recommend the City Council adopt the Resolution in Exhibit A to certify a Final EIR, adopt EIR findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program;
7. Approve and Recommend that the Mayor approve and the City Council adopt, pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and City Charter Section 555, the Resolution in Exhibit A to amend the General Plan as follows:
    a. Amend the Downtown and Northeast Los Angeles Community Plan Maps, as shown in Exhibits A.2 and A.3; and

b. Amend the Citywide General Plan Framework Element, as shown in Exhibit A.4;

8. Approve and Recommend that the City Council adopt, pursuant to LAMC Sections 12.04 and 12.32 and City Charter Section 558, the proposed ordinance to amend the Zoning Map, as shown in Exhibit B.2;
9. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 and City Charter Section 558, the proposed ordinance to repeal the existing Cornfield Arroyo Seco Specific Plan and to establish the proposed Cornfield Arroyo Seco Specific Plan, as shown in Exhibit B.1;
10. Approve and Recommend that the City Council adopt the New Zoning Code Ordinance to amend Chapter 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new regulations to Division 8.3 (Special Districts) of Article 8, as shown in Exhibit C.1, and Amend the accompanying Zoning Code Maps established in Division 1.5 (Zoning Code Maps) of Article 1 of the New Zoning Code, as shown in Exhibit C.2;
11. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32.S and City Charter Section 558, the proposed ordinance to amend the Cypress Park and Glassell Park Community Design Overlay (CDO) boundaries, as shown in Exhibit B.3;
12. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 and City Charter Section 558, the proposed ordinance to rescind the CASP Floor Area Payment Trust Fund, as shown in Exhibit B.4; and
13. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A, A.1, A.2. A.3, A.4, and A.5) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6, and the proposed zoning ordinances (Exhibit B.1, B.2, B.3, B.4, C.1, and C.2) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32;

Applicant: City of Los Angeles

Staff: Michael Sin, City Planner
michael.sin@lacity.org
(213) 978-1345

12. **VTT-74613-1A** Council District: 13 – Soto-Martinez
CEQA: ENV-2016-3778-EIR Last Day to Act: 12-14-23
Plan Area: Hollywood
Related Cases: CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-SPR;
CPC-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR

PUBLIC HEARING REQUIRED

PROJECT SITE: 1330 – 1360 North Vine Street;
6254 – 6274 West De Longpre Avenue; 6241 – 6265 West Afton Place

PROPOSED PROJECT:
Merger and re-subdivision of a two-acre (89,559 sf) site into three ground lots and for condominium purposes; and a haul route for the export of up to 321,060 cubic yards of material.

APPEAL:
Appeals of the October 11, 2023, Deputy Advisory Agency's determination which:

1. Pursuant to Public Resources Code (PRC) Section 21082.1(c) and 21801.6, the Advisory Agency reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2016-3778-EIR (SCH No. 2017061063), dated June 9, 2022, the Final EIR dated September 8, 2023, and the Erratum dated September 2023 (1360 N. Vine Street Project EIR), as well as the whole of the administrative record;
CERTIFIED the following:

a. The 1360 North Vine Street Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
b. The 1360 North Vine Street Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
c. The 1360 North Vine Street Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED the following:

a. The related and prepared 1360 N. Vine Street Project EIR Environmental Findings;
b. The Statement of Overriding Considerations; and
c. The Mitigation Monitoring Program prepared for the 1360 N. Vine Street Project EIR;

2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 74613 (stamped map, dated March 7, 2023) for the merger and re-subdivision of a two-acre (89,559 sf) site into three ground lots and for condominium purposes; and a haul route for the export of up to 321,060 cubic yards of material; and
3. Adopted the Conditions of Approval and Findings.

Applicant: ONNI Capital, LLC
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac LLP

Appellants: Supporters Alliance for Environmental Responsibility (SAFER)
Representative: Richard Drury, Lozeau Drury LLP

Donna Williams

Staff: Rey Fukuda, City Planning Associate
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13. **CPC-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR** Council District: 13 – Soto-Martinez
CEQA: ENV-2016-3778-EIR Last Day to Act: 12-14-23
Plan Area: Hollywood
Related Cases: VTT-74613-1A; CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-SPR

PUBLIC HEARING – Completed October 4, 2023

PROJECT SITE: 1330 – 1360 North Vine Street;
6254 – 6274 West De Longpre Avenue; 6241 – 6265 West Afton Place

PROPOSED PROJECT:
The 1360 North Vine Project (Project) proposes a mixed-use development on an 89,559 square-foot (sf) site with two options: Residential and Office. Both Options would demolish 32,844 sf of commercial and vacant residential uses while rehabilitating six existing bungalows.

The Office Option would develop a 17-story high-rise building with eight levels of subterranean parking, 463,521 sf of office, 11,914 sf of restaurant, and 8,988 sf of floor area within the existing bungalows as either restaurants or nine residential units, for a total of 484,423 sf of floor area, or an FAR of 6:1. The Office Option will export approximately 321,060 cubic yards of material.

REQUESTED ACTIONS:
1. Pursuant to California Public Resources Code (PRC) Section 21082.1(c), the decision-maker shall consider the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2016-3778-EIR (SCH No. 2017061063), dated June 9, 2022,

the Final EIR, dated September 8, 2023, and the Erratum dated September 2023 (1360 North Vine Street Project EIR), as well as the whole of the administrative record;
2. Pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment for the five easterly parcels from the Medium Residential to Regional Center Commercial land use designation;
3. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone and Height District Change from C4-2D-SN to C4-2-SN for the four westerly parcels, and from R4-2D and R3-1XL to C4-2 for the remaining nine parcels;
4. Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 10-foot building line along Vine Street;
5. Pursuant to LAMC Section 12.24 W.1, Main Conditional Use Permit to allow for the on-site sales and service of a full line of alcoholic beverages for three establishments;
6. Pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance for development activity involving the issuance of a building permit; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50,000 gross square feet or more of non-residential floor area.

Applicant: ONNI Capital, LLC
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac LLP

Staff: Rey Fukuda, City Planning Associate
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14. **CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-SPR** Council District: 13 – Soto-Martinez
CEQA: ENV-2016-3778-EIR Last Day to Act: 12-14-23
Plan Area: Hollywood
Related Cases: VTT-74613-1A; CPC-2016-5003-GPA-VZC-HD-BL-MCUP-RDP-SPR

PUBLIC HEARING – Completed October 4, 2023

PROJECT SITE: 1330 – 1360 North Vine Street;
6254 – 6274 West De Longpre Avenue; 6241 – 6265 West Afton Place

PROPOSED PROJECT:
The 1360 North Vine Project (Project) proposes a mixed-use development on an 89,559 square-foot (sf) site with two options: Residential and Office. Both Options would demolish 32,844 sf of commercial and vacant residential uses while rehabilitating six existing bungalows.

The Residential Option would develop a 33-story building with four levels of subterranean parking, 429 residential units, including 36 units designated for Very Low Income households, a 55,000 sf grocery store, 5,000 sf of retail uses, and 8,988 sf of floor area within the existing bungalows as either restaurants or 12 residential units, for a total of 484,421 sf of floor area, or a floor area ratio (FAR) of 6:1. The Residential Option will export approximately 142,000 cubic yards of material.

REQUESTED ACTIONS:
1. Pursuant to California Public Resources Code (PRC) Section 21082.1(c), the decision-maker shall consider the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2016-3778-EIR (SCH No. 2017061063), dated June 9, 2022, the Final EIR, dated September 8, 2023, and the Erratum dated September 2023 (1360 N. Vine Street Project EIR), as well as the whole of the administrative record;

2. Pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone and Height District Change from C4-2D-SN to C4-2-SN and from R4-2D to C4-2 for the westerly eight parcels;
3 Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 10-foot building line along Vine Street;
4. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a 35 percent density bonus for a Housing Development Project setting aside 11 percent (36 units) of the base density for Very Low Income Households for a period of 55 years, with the following requested On-Menu Incentives and Waiver of Development Standards:
   a. An On-Menu Incentive to calculate the maximum density based on lot area prior to street dedications;
   b. An On-Menu Incentive to average 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; and
   c. A Waiver of Development Standards to permit a 50 percent increase in the allowable Floor Area within the C4-zoned parcels;
5. Pursuant to LAMC Section 12.24 W.1, Main Conditional Use Permit to allow for the on-site and off-site sales and service of a full line of alcoholic beverages for a grocery store and three restaurants;
6. Pursuant to LAMC Section 12.24 X.12, a Zoning Administrator's Determination to allow commercial uses within six relocated historic bungalows designated on the California Register of Historic Places within the R3-1XL Zone;
7. Pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance for development activity involving the issuance of a building permit, and
8. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in a net increase of 50 or more dwelling units.

Applicant: ONNI Capital, LLC
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac LLP

Staff: Rey Fukuda, City Planning Associate
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(213) 847-3686

15. CPC-2022-5893-CU-DB-CDP-SPP-MEL-HCA Council District: 11 – Park
CEQA: ENV-2022-5894-CE Last Day to Act: 12-19-23
Plan Area: Venice

PUBLIC HEARING REQUIRED

PROJECT SITE: 723 Ocean Front Walk

PROPOSED PROJECT:
The after-the-fact demolition of a 6,952 square foot, two-story commercial building and the construction of a three-story, 13,095 square foot mixed use building with 16 dwelling units, of which three dwelling units will be set aside for Very Low-Income Households, and 1,350 square feet of ground floor retail/ take-out restaurant space, providing 16 parking spaces on-site.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (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;
2. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a Housing Development Project totaling 16 units, a 45 percent increase in the base density of 11

dwelling units in lieu of a maximum of 35 percent increase in the base density, as otherwise required by LAMC Section 12.22 A.25;

3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus/Affordable Housing Incentive Compliance Review for a Housing Development Project comprised of 16 dwelling units, of which three dwelling units will be set aside for Very Low-Income households, with the following requested Incentives and Waivers of Development Standards:
    a. An On-Menu Incentive to allow a maximum building height of 41 feet in lieu of 30 feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F.3;
    b. An On-Menu Incentive to allow a four-foot 10-inch southerly side yard setback in lieu of a 6-foot side yard setback, as otherwise required in the C1 Zone pursuant to LAMC Section 12.13 C.2;
    c. An On-Menu Incentive to allow a four-foot 10-inch northerly side yard setback in lieu of a six-foot side yard setback, as otherwise required in the C1 Zone pursuant to LAMC Section 12.13 C.2;
    d. A Waiver of Development Standards to allow a FAR of 1.6:1 in lieu of a FAR of 1.5:1, as otherwise required by the Venice Coastal Zone Specific Plan Section 11.B.3;
    e. A Waiver of Development Standards to allow a 400 square foot loading area for the commercial uses to be located interior to the garage in lieu of being located along the alley line as otherwise required by LAMC 12.21 C.6(c);
    f. A Waiver of Development Standards to allow six parking stalls to be provided as standard stalls and 10 spaces to be provided as compact stalls in lieu of the minimum eight standard parking stalls, as otherwise required pursuant to LAMC Section 12.21 A.5(c);
    g. A Waiver of Development Standards to allow zero on-site parking spaces for the commercial uses in lieu of nine on-site parking spaces for the commercial uses, as otherwise required pursuant to the Venice Coastal Zone Specific Plan Section 13.D;
    h. A Waiver of Development Standards to permit a Roof Access Structure with a maximum height of 13 feet in lieu of 10 feet, as otherwise required pursuant to the Venice Coastal Zone Specific Plan Section 9.C; and
    i. A Waiver of Development Standards to allow three Roof Access Structures with a maximum exterior dimension of 215 square feet, 200 square feet and 130 square feet in lieu of the 100 square feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 9.C.1.d;
4. Pursuant to the LAMC Section 12.20.2, a Coastal Development Permit for the above referenced Project located within the Dual Permit Jurisdiction of the Coastal Zone;
5. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a Project within the Venice Coastal Zone Specific Plan; and
6. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the construction of 16 Residential Units in the Coastal Zone.

Applicant: Benjamin Schonbrun
Representative: Jesi Harris, Brian Silveria & Associates

Staff: Ira Brown, City Planner
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16. **DIR-2019-7299-TOC-SPR-1A** Council District: 5 – Yaroslavsky
CEQA: ENV-2019-7300-SCEA Last Day to Act: 12-14-23
Plan Area: Wilshire

PUBLIC HEARING REQUIRED

PROJECT SITE: 800 – 840 South Fairfax Avenue

PROPOSED PROJECT:
Partial demolition of existing improvements, including two apartment buildings and a surface parking lot, and the construction, use and maintenance of a new eight-story, 94-foot tall, mixed-use project with 209 dwelling units, including 23 Extremely Low and five Low Income affordable housing units, and approximately 2,653 square feet of commercial floor area. The existing Tom Bergin's restaurant and tavern, located at 840 South Fairfax Avenue would remain.

APPEAL:
An appeal of the September 19, 2023, Director of Planning's determination which:

1. Found that pursuant to Public Resources Code (PRC), Section 21155.2, the City Council held a hearing and on May 16, 2023, after consideration of the whole of the administrative record and all comments received, and after finding that after imposition of mitigation measures there is no substantial evidence that the project will have a significant effect on the environment, adopted the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2019-7300-SCEA ("SCEA") prepared for the Project, adopted findings pursuant to PRC Section 21155.2, and adopted the Mitigation Monitoring Program (MMP) prepared for the SCEA;
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 80 percent increase in density consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 4 project with a total of 209 dwelling units, including 23 units reserved for Extremely Low Income (ELI) Households and five units reserved for Low Income (LI) Households for a period of 55 years, along with the following three Additional Incentives:
    a. RAS3 Zone Yards (Sides). To permit the use of the rear and side yard requirements of the RAS3 Zone of five feet;
    b. Open Space. To permit up to a 25 percent decrease in required open space; and
    c. Transitional Height. To permit the utilization of Tier 4 Transitional Height requirements. Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone in which the project's building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone;
3. Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for a development project creating 50 or more residential dwelling units; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Chris Clifford, 830 Fairfax Owner II, LLC
Representative: Todd Nelson, Armbruster Goldsmith & Delvac

Appellant: Lynn Matsumoto, Annmarie Hehir, Fairfax Gardens Tenants' Association

Staff: Esther Ahn, City Planner
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The next regular meeting of the City Planning Commission
will be held on **Thursday, January 11, 2024 at 8:30 a.m.**

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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.