

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, December 7, 2021

**JOHN FERRARO COUNCIL CHAMBER, ROOM 340, CITY HALL - 2:00 PM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

**MEMBERS: COUNCILMEMBER MARQUEECE HARRIS-DAWSON, CHAIR
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER BOB BLUMENFIELD
COUNCILMEMBER JOHN S. LEE
COUNCILMEMBER MONICA RODRIGUEZ**

**Armando Bencomo - Legislative Assistant - (213) 978-1080
(Questions can be submitted to clerk.plumcommittee@lacity.org)**

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please see the information located at the end of this agenda.

Submit written comment at LACouncilComment.com

Click [here](#) for agenda packets

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM(S)

(1) **19-0782**
CD 3

REQUEST TO CONTINUE TO DATE TO BE DETERMINED

CONTINUED FROM 9/14/21

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of Bothwell Ranch, located at 5300 North Oakdale Avenue, in the list of Historic-Cultural Monuments.

Applicant: City of Los Angeles

Owners: Helen Ann Bothwell, Co-Trustee, Et al. Bothwell Trust and Blair B. Davis; Helen A. Bothwell, Trustee, Helen A. Bothwell Trust; Helen A. Bothwell, Trustee, Helen A. Bothwell Trust and Helen A. Bothwell
Case No. CHC-2019-5114-HCM

Environmental No. ENV-2019-5115-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

(2) **21-1025**
CD 5

REQUEST TO CONTINUE TO DATE TO BE DETERMINED

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 (Class 1) and Section 15321 (Class 21) of the CEQA Guidelines, and related CEQA findings; report from West Los Angeles Area Planning Commission (WLAAPC), and an Appeal

filed by Neighbors for a Safe Environment (Representative: Amy C. Minter, Chatten-Brown, Carstens and Minter, LLP), from the determination of the WLAAPC in approving a Categorical Exemption, No. ENV-2020-1328-CE, for a Plan Approval to review the effectiveness and the Applicant's compliance with conditions imposed in Case Nos. BZA-2000-1697 and ZA-17683(PAD) for the existing 0.706-acre West Pico Oil Drill Site; there is no request for modification of any existing condition of approval and no proposed expansion of the use; this review is required by Paragraph 4.b of the June 2001 Settlement Agreement in the case of Neighbors For A Safe Environment v. City of Los Angeles, Los Angeles Superior Court Case No. BC240760, and will be conducted pursuant to Section 12.24 M of the Los Angeles Municipal Code and Condition No. 78 in Case Nos. BZA-2000-1697 and ZA-17683(PAD); for the property located at 9101 West Pico Boulevard.

Applicant: Phil Brown, Pacific Coast Energy Company

Representative: Mike Finch, Energy Project Solutions LLC

Case No. ZA-1989-17683-PA2-1A

Environmental No. ENV-2020-1328-CE-1A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted

(3) **20-1341**
CD 1

REQUEST TO CONTINUE TO DATE TO BE DETERMINED

CONTINUED FROM 10/05/21

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines and report from the Cultural Heritage Commission relative to the inclusion of the Morris Kight Residence, located at 1822 West 4th Street, in the list of Historic-Cultural Monuments.

Applicant: Liza Brereton c/o AIDS Healthcare Foundation

Owners: Westlake Apartment Development LLC; and Rafi Ventura, Sweetzer Lofts, LLC

Case No. CHC-2020-3322-HCM

Environmental No. ENV-2020-3323-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(4) **21-0917**
CD 4

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of the John and Myra Van Pelt Estate, located at 2131-2149 North Lyric Avenue, in the list of Historic-Cultural Monuments.

Applicant: Daniel Paul

Owner: Phil Sarna, Trustee, 2131-2149 Real Estate Trust

Case No. CHC-2020-6024-HCM

Environmental No. ENV-2020-6025-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(5) **21-1200-S54**

TIME LIMIT: 1/3/22; LAST DAY FOR COUNCIL ACTION: 12/8/21

Communication from the Mayor relative to the appointment of Ms. Daedre Levine to the South Los Angeles Area Planning Commission for the term ending June 30, 2024, to fill the vacancy created by the resignation of Ms. Antoinette Anderson.

Financial Disclosure Statement: Pending

Background Check: Pending

Community Impact Statement: None submitted

(6) **20-1265**
CD 8

Department of City Planning report relative to recommendations for the North University–Exposition Park–West Adams Neighborhood Stabilization Overlay (NSO) Supplemental Use District, including working definitions for student housing, co-living facility, and naturally occurring affordable housing; strategies to address the loss of naturally occurring affordable housing and the overconcentration of student housing/co-living facilities; and, an analysis of affordable housing production within the NSO SUD.

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(7) **21-1000**
CD 10

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 (Urban In-Fill Development) of the CEQA Guidelines, and related CEQA findings; report from the Department of City Planning, and an Appeal filed by Enrique Velasquez, Coalition for An Equitable Westlake/MacArthur Park, from the Director of Planning's determination in approving a Categorical Exemption, No. ENV-2020-151-CE, as the environmental clearance for a proposed qualifying Tier 3 Transit Oriented Communities project, with a total of 44 dwelling units, reserving five units for Extremely Low-Income Household occupancy for a period of 55 years, along with the following Additional Incentives: a) Front Yard, for an averaging of the front adjoining yards to allow 4.25 feet in lieu of the required 15 feet otherwise required by Los Angeles Municipal Code (LAMC) Section 12.10.C.1; b) Side Yards, for a 30 percent reduction in both side yard setbacks to permit a minimum of seven feet in lieu of the minimum ten feet as otherwise required by LAMC Section 12.11 C.2; c) Rear Yard, for 30 percent reduction in the rear yard setback to permit a minimum of 13 feet and three inches for the rear yard in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3; and, d) Open Space, for a 25 percent reduction in the usable open space to require a minimum of 3,300 square feet in lieu of the minimum 4,400 square feet as otherwise required by LAMC Section 12.21 G.2; for the property located at 715 South Mariposa Avenue.

Applicant: 720 Normandie, LP
Representative: Allen Park
Case No. DIR-2020-149-TOC-HCA
Environmental No. ENV-2020-151-CE-1A

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(8) **21-0724**
CD 10

CONTINUED FROM 9/21/21

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of the Crenshaw Women's Center, located at 1025-1029 South Crenshaw Boulevard, in the list of Historic-Cultural Monuments.

Applicants: Kate Eggert and Krisy Gosney, Gosney Eggert Historic Preservation Consultants

Owners: 1009 Crenshaw LP and Urban Commons Crenshaw Blvd, LLC

Case No. CHC-2021-1448-HCM

Environmental No. ENV-2021-1449-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(9) **21-0916**
CD 14

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of the Nishiyama

Residence/Otomisan Japanese Restaurant, located at 2504-2508 East 1st Street, in the list of Historic-Cultural Monuments.

Applicants: M. Rosalind Sagara, Los Angeles Conservancy, and Vivian Escalante, Boyle Heights Community Partners

Owners: Leo Hayashi Et al., Trustees, Hayashi Trust and Lea M. Hayashi; Jeffrey Siegel, The June M. Hayashi Trust; Arturo Yoshimoto

Case No. CHC-2020-6022-HCM

Environmental No. ENV-2020-6023-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(10) **21-1190**
CD 5

Sustainable Communities Project Exemption (SCPE), No. ENV-2020-5995-SCPE, and report from the Department of City Planning relative to determining that the proposed Project is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code (PRC) Section 21155.1; qualifies as a transit priority project pursuant to PRC Section 21155(b), which by definition means that the proposed project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy prepared by the Southern California Association of Governments, pursuant to PRC Section 21155(a); and contains more than 50% residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b); and, is declared to be a Sustainable Communities Project that meets all criteria of Subdivisions (a) and (b), including environmental criteria, land use criteria, and at least one criteria (affordable housing) of Subdivision (c) of PRC Section 21155.1; for a proposed project (Planning Case No. 2020-5994-DB-SPR-VHCA) that involves the demolition of four vacant commercial buildings (approximately 11,660 square feet), one of which has a vacant second floor residential unit, and the construction, use, and maintenance of a new, five-story, 80,480 square-foot mixed-use building with 92 residential units, including 8 dwelling units set aside for Very Low-Income Households (or 8.7 percent of the proposed density); the building will be constructed

with two levels of subterranean parking and 125 vehicle parking spaces; the project includes 17 studio units, 62 one-bedroom units, 7 one-bedroom units with a loft, 3 two-bedroom units, and 3 three-bedroom units, 1,553 square feet of ground floor commercial space, and a total of 7,740 square feet of open space; for the properties located at 2107-2121 South Westwood Boulevard.

Applicant: 2121 Westwood LLC (Hirotaka Kobayashi)

Representative: Dana Sayles, AICP and Zachary Andrews, three6ixty

Case No. CPC-2020-5994-DB-SPR-VHCA

Environmental No. ENV-2020-5995-SCPE

Fiscal Impact Statement: No

Community Impact Statement: Yes

For: Westside Neighborhood Council

(11) **21-0593-S1**
CD 5

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 (In-Fill Development Projects) of the CEQA Guidelines, and related CEQA findings; report from Central Los Angeles Area Planning Commission (CLAAPC), and an Appeal filed by Daniel Sidis (Representative: Joshua C. Greer, Berger Greer, LLP), from the determination of the CLAAPC in approving a Categorical Exemption as the environmental clearance for a proposed project involving the demolition and removal of three duplexes, and the construction, use, and maintenance of an approximately 56,796 square-foot Eldercare Facilities development consisting of both assisted living and Alzheimer's/Dementia uses; the proposed Eldercare Facility will contain 80 guest rooms, of which 62 guest rooms will be designated for Assisted Living Care, and 18 guest rooms will be designated for Alzheimer's/Dementia Care; the proposed five-story building will have a total Floor Area Ratio (FAR) of 4.99:1 and a maximum height of 58 feet, with the following deviations: a) a maximum of 80 guest rooms in lieu of the otherwise permitted 36 guest rooms pursuant to the Los Angeles Municipal Code (LAMC) Section 12.10 C.4; b) a maximum FAR of 4.99:1 (basement parking though 5th floor) in lieu of the otherwise permitted 3:1 FAR pursuant to LAMC Section 12.21.1; c) a maximum building height of 58

feet in lieu of the otherwise maximum 45 feet pursuant to LAMC Section 12.21.1; d) a continuous width of the exterior walls fronting Holt Avenue to exceed 40 feet without a change in plane as otherwise required pursuant to Ordinance No. 167,335; e) a 10-foot front yard in lieu of the otherwise required 20-foot front yard pursuant to Ordinance No. 167,335; f) six-foot side yards in lieu of the otherwise required 8-foot side yards pursuant to Ordinance No. 167,335; and, g) waiver of the long-term bicycle parking requirements otherwise required pursuant to LAMC Section 12.21 A.16(a) (2); for the property located at 825-837 Holt Avenue.

Applicant: Daniel Kianmahd, The Panorama Group, Inc.

Representative: Stephen Kia, Urban Concepts

Case No. ZA-2020-2164-ELD-SPR-1A

Environmental No. ENV-2020-2165-CE-1A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted

(12) **21-0725**
CD 3

CONTINUED FROM 11/02/21

Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to California Government Code Section 65457, Environmental Impact Report No. ENV-2008-3471-EIR, State Clearinghouse (SCH) No. 1990011055, and related CEQA findings; report from South Valley Area Planning Commission (SVAPC), and an Appeal filed by Dr. Gina K. Thornburg, Coalition for Valley Neighborhoods, from the determination of the SVAPC in approving a Statutory Exemption, No. ENV-2018-2337-SE, as the environmental clearance for the demolition of one commercial office building totaling approximately 53,412 square feet on a 44,014 square-foot lot before dedications, and the construction of a new, eight-story, single-phase, multi-family residential building, approximately 85 feet in height and 166,995 square-foot in area; the project includes 193 dwelling units, including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area, and approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan; the project also includes four levels of parking, two of which are subterranean, 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces; approximately

6,732 square feet of Publicly Accessible Open Space, and the removal and replacement of three street trees in the public right-of-way; the project is located in and subject to the regulations of the Warner Center 2035 Specific Plan; for the properties located at 21507-21529 West Vanowen Street.

Applicant: Eri Kroh, 21515 Vanowen Street Associates, LLC

Representative: Sarah Golden, Rosenheim and Associates, Inc.

Case No. DIR-2018-2336-SPP-SPPA-1A

Environmental No. ENV-2018-2337-SE-1A

Related Environmental Nos. ENV-2008-3471-EIR; SCH No. 1990011055

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted

(13) **20-0246-S1**
CD 11

RELATED TO ITEM 14

The Committee may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer or discuss with, or receive advice from, its legal counsel regarding pending litigation relative to the case entitled Los Angeles Conservancy v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 21STCP02696. **(This matter arises from an alleged Ralph M. Brown Act violation during the June 15, 2021 PLUM Committee meeting, and is related to the Petitioner's application proposing that the property located at 12244 West Pico Boulevard, known as the Chili Bowl, be designated as a Historic-Cultural Monument.)**

(14) **20-0246**
CD 11

RELATED TO ITEM 13

The following separate actions will be considered:

- A. Consideration of rescission of the City Council's prior action taken on June 29, 2021 (Council file No. 20-0246; Case No. CHC-2019-6975-HCM), in which the City Council adopted the Finding of the Planning and Land Use Management Committee as the Finding of Council, and disapproved the recommendation of the CHC, thereby denying the application for the inclusion of the Chili Bowl in the list of Historic-Cultural Monuments.
- B. Consideration of a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and a report from the CHC relative to the inclusion of the Chili Bowl, located at 12244-12248 West Pico Boulevard, in the list of Historic-Cultural Monuments.

Applicant: Adrian Scott Fine, Los Angeles Conservancy

Owners: David J. Manzano, et al. and Katherine M. Manzano; and 12244 Pico, LLC c/o Rohit Jain

Case No. CHC-2019-6975-HCM

Environmental No. ENV-2019-6976-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(15) **21-0119-S1**
CD 13

RELATED TO ITEM 16

The Committee may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(1), to confer or discuss with, or receive advice from, its legal counsel regarding pending litigation relative to the case entitled The Silver Lake Heritage Trust and Annie Sperling v. City of Los Angeles, et al., Los Angeles Superior Court Case No. 21STCP02612. **(This matter arises from an alleged Ralph M. Brown Act violation during the May 4, 2021 Planning and Land Use Management Committee meeting, and is related to the Petitioner's application proposing that the property located at 1911-1929 West Sunset**

Boulevard and 1910-2018 West Reservoir Street, which is occupied by the Taix French Restaurant, be designated as a Historic-Cultural Monument.)

(16) **21-0119**
CD 13

RELATED TO ITEM 15

The following separate actions will be considered:

- A. Consideration of rescission of the City Council's prior action taken on June 2, 2021 for Council file No. 21-0119 (Case No. CHC-2020-5524-HCM), in which the City Council determined that the proposed designation of the Taix French Restaurant, located at 1911-1929 West Sunset Boulevard and 1910-2018 West Reservoir Street, as a Historic-Cultural Monument is categorically exempt from the California Environmental Quality Act (CEQA), and that the subject property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code; adopted the Findings of the CHC, as amended by the Planning and Land Use Management Committee on May 4, 2021, as the Findings of Council; and, approved the recommendations of the CHC relative to the inclusion of the Taix French Restaurant in the list of Historic-Cultural Monuments.
- B. Consideration of a Categorical Exemption from CEQA pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and a report from the CHC relative to the inclusion of the Taix French Restaurant, located at 1911-1929 West Sunset Boulevard and 1910-2018 West Reservoir Street, in the list of Historic-Cultural Monuments.

Applicant: Annie Sperling, The Silver Lake Heritage Trust

Owners: 1911 Sunset Investors LLC c/o Chris Riha; and Raymond M. and Tony R. Taix, et al.

Case No. CHC-2020-5524-HCM

Environmental No. ENV-2020-5525-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

If you challenge this Committee's action(s) 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 delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials relative to items on this agenda can be obtained from the Office of the City Clerk's Council File Management System, at lacouncilfile.com by entering the Council File number listed immediately following the item number (e.g., 00-0000).

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.