

**CITY PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
THURSDAY, SEPTEMBER 17, 2020 after 8:30 a.m.  
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPC09-17-20>) by Monday, September 14, 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  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, 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/93303746741>)  
AND USE MEETING ID: 933 0374 6741**

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 **1 (669) 900-9128** and use Meeting ID No. **933 0374 6741** and then press #. Press # again when prompted for participant ID.

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 **1 (669) 900-9128** and use Meeting ID No. **933 0374 6741** and then press #. Press # again when prompted for participant ID.

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** (No Items)

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.

6. **DIR-2019-7067-TOC-1A**  
CEQA: ENV-2019-5389-CE  
Plan Area: Hollywood

Council District: 13 – O' Farrell  
Last Day to Act: 10-06-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5806 – 5812 West Lexington Avenue

**PROPOSED PROJECT:**

Demolition of the two existing single-family structures with associated accessory structures and the construction, use and maintenance of a five-story, 56-foot tall, 17 unit multi-family dwelling. The building will be constructed with four residential levels over one at-grade parking level. The Project will provide a total of 25 automobile parking spaces, and two short-term and 17 long-term bicycle parking spaces. Vehicular access to the site is provided via one two-way driveway that is accessible from Lexington Avenue. Pedestrian access is also located along Lexington Avenue.

**APPEAL:**

An appeal of the July 23, 2020, Planning Director's Determination which:

1. Determined that based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects based on unusual circumstances, scenic highways, hazardous waste sites, or historical resources apply;
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a Tier 2 project with a total of 17 dwelling units, including two units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three Additional Incentives:
  - a. Yard/Setback. To permit a 30 percent decrease in the required rear yard;
  - b. Open Space. To permit a 20 percent reduction in the required open space; and
  - c. Height. To permit one additional story up to 11 additional feet; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Mr. Daniel Pourbaba, 5806 Lexington, LLC  
Representative: Erika Diaz, Woods, Diaz Group, LLC

**Appellant:** Brian and Kimberly Reilly, Jesus Rojas, Pedro Guevara, SPC Holdings, LLC,  
Michael Higgins, Jacob Ross, and La Mirada Avenue Neighborhood Association

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

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3117 – 3119 South Bagley Avenue

**PROPOSED PROJECT:**

Demolition of the existing one-story, two-unit duplex and the construction of a new four-story, maximum 10,980 square feet, maximum 53'-6" in height, apartment building consisting of 12 units. One level of at grade parking are proposed consisting of six parking spaces.

**APPEAL:**

An appeal of the June 18, 2020, Planning Director's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Compliance Review for a qualifying Tier 3 project totaling 12 dwelling units, reserving two units for Extremely Low Income household occupancy for a period of 55 years, with the following requested Base and Additional incentives:
  - a. Residential Density. A 33 percent increase in the maximum density to permit a total of 12 dwelling units, in lieu of nine units as otherwise permitted by the R3 Base Density;
  - b. Residential Parking. Parking for all residential units in an Eligible Housing Development for a Tier 3 project shall not be required to exceed one-half space per unit;
  - c. Height. An 8'-6" increase in the building height, allowing 53'-6" height in lieu of the maximum 45 feet otherwise allowed by the R3-1 Zone;
  - d. Yard/Setback. A maximum 30 percent reduction in the required side yards, allowing a 5'-0" northerly and 4'-4" southerly side yard in lieu of the six-foot side yard otherwise required in the R3-1; and
  - e. Yard/Setback. A 30 percent reduction in the required rear yard, allowing a 10'-6" rear yard in lieu of the 15-foot rear yard otherwise required in the R3-1; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Douglas Nili, Aby Holdings LLC  
Representative: Liz Jun, The Code Solution

**Appellant:** Margaret C. Fields  
Representative: Beverly Grossman Palmer, Strumwasser & Woocher LLP

**Staff:** Elizabeth Gallardo, City Planner  
[elizabeth.gallardo@lacity.org](mailto:elizabeth.gallardo@lacity.org)  
(213) 978-1297

The next Regular Meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, September 24, 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.