

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 25, 2021
(VIA TELECONFERENCE)

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted via Zoom Video Webinar and telephonically.

Commission President Samantha Millman called the regular meeting to order at 8:30 a.m. with Commission Vice President Caroline Choe and Commissioners David H. Ambroz, Jenna Hornstock, Helen Leung, Karen Mack and Dana Perlman.

Commissioner Yvette López-Ledesma was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Arthi Varma, Lisa M. Webber and Shana M. M. Bonstin, Deputy Director's and Donna Wong, Deputy City Attorney. Commission Office staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Jennifer Edwards, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- The City Planning Commission along with Vince P. Bertoni, Director of Planning and Nicholas Maricich, representing the Mayor's Office, recognized Commissioner David H. Ambroz for his commitment to the City Planning Commission and the City as a whole. Commissioner Ambroz announced his resignation.

At approximately 9:02 a.m. President Millman announced Commissioner Mack left the zoom webinar/teleconference meeting.

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- Vince P. Bertoni, Director of Planning, had no report
 - Donna Wong, Deputy City Attorney, provided an update regarding the litigation case for the Hollywood Gower Project.
 - Commission Requests:
Commissioner Hornstock requested updates for the Hollywood Community Plan Update and updates on additional feasibility analysis being completed prior to the plan going to the Plan and Land Use Committee. Also, Commissioner Hornstock requested updates on the City's progress towards developing a Citywide Ordinance updating the Rent Stabilization Ordinance related tenant protection policies.
 - Minutes of Meeting:

The minutes of meeting March 18, 2021 were postponed.

Commissioner Ambroz moved to approve the Minutes of Meetings February 25, 2021 and March 11, 2021, with specific notes related to the minutes of February 25, 2021, as stated on the record. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Ambroz
Second: Choe
Ayes: Hornstock, Leung, Millman, Perlman
Absent: López-Ledesma, Mack

Vote: 6 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

Commission President Millman opened item no. 5 (Consent Calendar) to allow public comment for item no. 5a. There were no requests for public comment for item no. 5b.

ITEM NO. 5b
(Consent Calendar)

CPC-2020-4714-CU-DB-SPR-RDP-HCA

CEQA: ENV-2020-4715-CE
Plan Area: South Los Angeles
Related Case: VTT-83024-CN

Council District: 9 – Curren D. Price, Jr.
Last Day to Act: 03-26-21

PUBLIC HEARING – Completed January 6, 2021

PROJECT SITE: 2714 – 2724 South Figueroa Street;
2727 Flower Street; 511 – 525 West 28th Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

David Woon, Planning Assistant, Jojo Pewsawang, City Planner and Heather Bleemers, Senior City Planner representing the Department.

MOTION:

Commissioner Millman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of two existing restaurant buildings and one industrial building, and the construction, use, and maintenance of a 212,371 square foot, seven-story mixed-use building with 157 dwelling units and 5,128 square-feet of commercial tenant space, known as “The Hub on Campus LA - Figueroa”. Of the 157 dwelling units, 11 percent of total units (or 18 units) would be reserved for Very Low Income households. In addition, the Project would set aside four percent of total units (or six units) for Workforce Housing occupancy. Ground-floor commercial tenant space would be concentrated along the western portion of the project site, with an existing fast-food restaurant returning as a tenant with drive-through service. The building would rise to a maximum height of 86 feet with seven stories and includes a subterranean parking garage. The Project would have a Floor Area Ratio (FAR) of 4.83 to 1. In total, the Project would provide 101 automobile parking spaces between the ground floor and subterranean levels (86 residential and 15 commercial), and a total of 125 long-term and short-term bicycle parking spaces.

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, 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. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a residential-commercial development project consisting of 157 dwelling units, of which 11 percent of total units (or 18 units) will be set aside for Very Low Income Households, and the following On- and Off- Menu Incentives:
 - a. An On-Menu incentive to allow a maximum height of 86 feet and seven stories in lieu of the otherwise required 75 feet and six stories in the C2-1L Zone;
 - b. An On-Menu incentive to allow a 20 percent reduction in open space in lieu of the otherwise required pursuant to LAMC Section 12.21 G; and
 - c. An Off-Menu incentive to allow a floor area ratio of 4.83 to 1 in lieu of the otherwise permitted 1.5 to 1 pursuant to LAMC Section 12.21.1 A;
3. Dismiss the requested Off-Menu Incentive to allow a reduction in residential automobile parking requirements to 0.5 spaces per dwelling unit. The Project will utilize Assembly Bill 2345, which permits Density Bonus projects that reserve 11 percent of its dwelling units for Very Low Income households and are within one-half mile of a major transit stop to utilize a vehicular parking ratio of 0.5 spaces per dwelling unit as a base incentive;
4. Approve, pursuant to LAMC Section 12.24 W.17, a Conditional Use Permit to allow a fast-food drive-through restaurant adjacent to a property with residential uses;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase in 50 or more residential dwelling units;
6. Approve, pursuant to LAMC Section 11.5.14 D.5, a Project Compliance Review for conformance to the provisions of the Exposition/University Redevelopment Plan;
7. Adopt the Conditions of Approval, as modified by the Commission, including Staff’s Technical Modification dated March 23, 2021; and
8. Adopt the Findings.

Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Perlman
Ayes: Ambroz, Choe, Hornstock, Leung
Absent: López-Ledesma, Mack

Vote: 6 – 0

MOTION PASSED

President Millman announced item no. 5a would be removed from the consent calendar.

ITEM NO. 5a
(Consent Calendar)

CPC-2018-3128-DB-SPR-WDI

CEQA: ENV-2018-3129-CE

Plan Area: West Los Angeles Community Plan

Council District: 11 – Bonin

Last Day to Act: 04-29-21

PUBLIC HEARING – Completed February 16, 2021

PROJECT SITE: 11628 West Santa Monica Boulevard

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

More Song, Planning Assistant, Kevin Golden, City Planner and Heather Bleemers, Senior City Planner representing the Department; and Christopher Murray, representing the Applicant.

MOTION:

Commissioner Hornstock put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Demolition of an existing two-story approximately 18,240 square foot commercial shopping center and surface parking lot and the construction, use, and maintenance of a new six-story 67-foot high mixed-use building (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by Section 12.21.1 B.3 of the Los Angeles Municipal Code) consisting of 105 dwelling units, of which nine will be set aside for Very Low Income households and one additional unit will be set aside as Workforce Housing, and approximately 10,880 square feet of commercial space on the ground floor. The Project will provide 151 vehicle parking spaces in three subterranean parking levels.

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, 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. Approve, 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 105 dwelling units, of which nine will be set aside for Very Low Income households, and requesting the following Incentives:
 - a. An On-Menu Incentive to allow a maximum floor area ratio (FAR) of 3:1 in lieu of the otherwise permitted 1.5:1 FAR pursuant to LAMC Section 12.21.1 A; and
 - b. An Off-Menu Incentive to allow a maximum height of 67 feet and six stories in lieu of the otherwise permitted 45 feet and three stories (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3);
3. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to permit non-standard landscaping and sidewalk improvements in the public right-of-way;
4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating more than 50 net new residential dwelling units;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

Commissioner Perlman seconded the motion and the vote proceeded as follows:

Moved: Hornstock
Second: Perlman
Ayes: Ambroz, Choe, Leung, Millman
Absent: López-Ledesma, Mack

Vote: 6 – 0

MOTION PASSED

ITEM NO. 6

CPC-2021-1255-CA

CEQA: ENV-2021-1256-CE

Plan Area: Citywide

Council District: ALL

Last Day to Act: 04-20-21

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Gabriela Juarez, City Planner and Conni Pallini-Tipton, Senior City Planner representing the Department; and Nicholas Maricich, representing the Mayor's Office.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Code Amendment with modifications, if any, stated on the record:

The City of Los Angeles is proposing an update to the Flood Hazard Management Specific Plan in order to conform to federal regulations and maps relating to the National Flood Insurance Program, amending Ordinance No. 172,081.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and CEQA Guidelines Section 15308 (Class 8) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15378(b)(5), the Project is not a "project" as defined by CEQA;
2. Approve and Recommend that the City Council Adopt the proposed ordinance to amend the Flood Hazard Management Specific Plan;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings, as amended by the Commission, including Staff's Technical Modification dated March 22, 2021.

Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Ambroz, Hornstock, Leung, Millman
Absent: López-Ledesma, Mack

Vote: 6 – 0

ITEM NO. 7

CPC-2016-3182-CA

CEQA: ENV-2016-3183-CE

Plan Area: Citywide

Council District: ALL

Last Day to Act: 05-31-21

PUBLIC HEARING – Completed June 26, 2018

PROJECT SITE: Citywide

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Bonnie Kim, City Planner and Hagu Solomon-Cary, Senior City Planner representing the Department.

MOTION:

Commissioner Hornstock put forth the actions below in conjunction with the approval of the following Code Amendment with modifications, if any, stated on the record:

A proposed ordinance amending Chapter 1 and adding Chapter 1A to the Los Angeles Municipal Code to comprehensively reorganize Zoning Code processes and procedures.

1. Approve and recommend that the City Council, determine, based on the whole of the administrative record, that the proposed ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code and CEQA Guidelines, Section 15308 (Class 8);
2. Approve and recommend that the City Council adopt the proposed Ordinance;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Commissioner Ambroz seconded the motion and the vote proceeded as follows:

Moved: Hornstock
Second: Ambroz
Ayes: Choe, Leung, Millman, Perlman
Absent: López-Ledesma, Mack

Vote: 6 – 0

There being no further business before the Commission, President Millman adjourned the meeting at 11:13 a.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

APR 08 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**