

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 23, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentation will be made available here (<https://tinyurl.com/CPC9-23-21>) by Monday, September 20, 2021
Compliant Day of Submissions will be added to this drive as they are received

Samantha Millman, President
Caroline Choe, Vice President
Jenna Hornstock, Commissioner
Helen Leung, Commissioner
Yvette López-Ledesma, Commissioner
Karen Mack, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
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
(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/85984699942>)
AND USE MEETING ID: 859 8469 9942 AND MEETING PASSCODE: 809806.**

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located above or call (213) 338-8477 or (669) 900-9128 and use **Meeting ID No. 859 8469 9942** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 809806**.

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. **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 and must be submitted electronically to 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 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>.

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.

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
 - LACP Report on City Council Actions for Entitlement Cases Considered by the CPC
- 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. 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. 859 8469 9942** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 809806**.

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. **CPC-2019-6289-GPA-ZC-HD**

CEQA: ENV-2019-6290-MND

Plan Area: South Los Angeles Community Plan

Council District: 9 – Curren D. Price, Jr.

**Last Day to Act: 09-23-21

Continued from: 07-08-21

09-09-21

PUBLIC HEARING – Completed April 2, 2021

PROJECT SITE: 640 – 700 West 27th Street

Due to a failure to act at the City Planning Commission (CPC) meeting on September 9, 2021 and in accordance with Rule 8.5 of the CPC Rules and Operating Procedures, this item shall be continued to the next regular meeting of September 23, 2021.

The Applicant requests that the matter be continued to a date certain of September 30, 2021.

PROPOSED PROJECT:

Demolition of an existing surface parking lot with 247 parking spaces for AAA employees and the development of a new, 201,345 square feet four and a half-story parking structure with up to 750 parking spaces (including 15 ADA accessible spaces) and up to 70 long-term and short-term bicycle parking spaces to serve AAA employees. The parking structure will be approximately 48 feet. The Project includes a total of 18,206 square feet of open space, including 13,473 square feet of landscaped area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigation Negative Declaration, No. ENV-2019-6290-MND (“Mitigated Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Sections 555, 556, and 558 of the Los Angeles City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to change the land use designation of the Site from the existing Low Medium II Residential to the proposed Community Commercial designation; and
3. Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from existing RD1.5-1-O to C2-2-O.

Applicant: Raju T. Varma, ACSC Management Services Inc.

Representative: Alfred Fraijo, Jr., Sheppard Mullin Richter and Hampton LLP

Staff: Sergio Ibarra, City Planner

sergio.ibarra@lacity.org

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7. [CPC-CPC-2017-432-CPU](#)
[CPC-2014-1582-CA](#)
CEQA: ENV-2017-433-EIR
Plan Area: Central City and Central City North
New Zoning Code: Citywide

Council Districts: 1 – Cedillo
9 – Price
14 – de León
**Last Day to Act: 09-23-21
Continued from: 06-17-21
08-26-21

Initial Public Hearing Held – December 8, 2020

PUBLIC HEARING REQUIRED

PROJECT LOCATION:

Downtown Community Plan Area (Plan Area). The Project Area for the Downtown Plan component is the Central City Community Plan Area and the Central City North Community Plan Area (jointly referred to in this report as the “Plan Areas,” “Downtown Plan Area,” or “Plan Area”). The Central City and Central City North Community Plan Areas are geographically contiguous, sharing a common boundary along Alameda Street. The Central City Community Plan Area encompasses approximately 2,161 acres and is generally bounded on the north by Sunset Boulevard/Cesar Chavez Avenue, on the south by the Santa Monica Freeway (Interstate 10), on the west by the Harbor Freeway (Interstate 110), and on the east by Alameda Street. Immediately to the east of Alameda Street is the Central City North Community Plan Area, which encompasses approximately 2,005 acres and is generally bounded on the north by Stadium Way, Lilac Terrace, and North Broadway, on the south by the City of Vernon, on the west by Alameda Street, and on the east by the Los Angeles River. The Downtown Plan Area is bordered by the communities of Boyle Heights, Silver Lake-Echo Park, Westlake, Southeast and South Los Angeles, and the City of Vernon.

New Zoning Code Project Area. The Project includes implementation of the New Zoning Code regulations as amendments to Chapter 1A of the LAMC. The New Zoning Code project area is therefore, Citywide. However, the New Zoning Code will only be made applicable within the Downtown Plan Area with the adoption of the Downtown Plan. While the New Zoning Code regulations include components necessary to make the new zoning system work, which could ultimately be used Citywide, such as definitions and development standards, the New Zoning Code provisions adopted with the Proposed Project will not be applied to areas outside of the Downtown Plan Area at this time and may only be applied or implemented elsewhere in the City of Los Angeles through the Community Plan update process or other future planning and zoning efforts.

PROPOSED PROJECT:

The Proposed Project includes updating the Central City Community Plan and the Central City North Community Plan (Proposed Plan), the adoption of ordinances to implement the Proposed Plan (Implementing Ordinances), and amendments to other General Plan Elements to ensure consistency with the Proposed Plan (collectively, Proposed Project). The Proposed Plan includes amending the boundaries of the Central City and Central City North Community Plans to create the new Downtown Community Plan Area, adopting the Downtown Community Plan, a policy document with the goals, policies, and programs for the Downtown Community Plan Area, and amending the General Plan Land Use Map to re-designate the Downtown Community Plan Area with new land use designations. The Implementing Ordinances, intended to allow specific uses, provide new development standards (including height, floor area ratio, and massing) and objective design standards, include the adoption of the New Zoning Code (discussed below) an ordinance to amend the City of Los Angeles Zoning Map to re-designate property in the Downtown Plan Area with the New Zoning Code classifications, a proposed Community Plan Implementation Overlay (CPIO) inclusive of a Community Benefits Program; amendments to the River Improvement Overlay (RIO) and the Greater Downtown Housing Incentive Ordinance to no longer apply to the Downtown Plan Area; and rescission of the Downtown Design Guide and Bunker Hill Specific Plan. The Implementing Ordinances also include non-zoning ordinances to implement the community benefit program in the CPIO, such as trust fund ordinances and a fee ordinance. Finally, the

Proposed Project includes amendments to the Framework Element and the Mobility Plan 2035 to ensure consistency with the Proposed Plan.

The component of the Proposed Project to adopt or amend the new Chapter 1A to the Los Angeles Municipal Code (LAMC) is referred to in this report as the “New Zoning Code”; the Processes and Procedures Ordinance (CPC-2016-3182-CA) is currently anticipated to establish this new Chapter 1A. This action will create a new zoning system in Chapter 1A of the LAMC for the Downtown Plan Area. The current Zoning Code, Chapter 1 (General Provisions and Zoning) of the LAMC, and all of its provisions will continue to apply to areas where the new zoning has not been applied.

Implementation of the New Zoning Code outside the Downtown Plan Area will occur through future zone changes to re-designate land utilizing the zoning districts and other planning tools, established in the New Zoning Code through the Community Plan update process, or other future planning and zoning efforts.

REQUESTED ACTIONS:

1. Conduct a public hearing on the Proposed Project;
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, and direct staff to prepare Environmental Impact Report (EIR) Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration;
4. Recommend that the City Council instruct the Director of City Planning to adopt Environmental Protection Measures pursuant to Division 4C.12 (Environmental Protection) of the new Zoning Code as appropriate to implement the MMP;
5. Find the City Planning Commission has reviewed the Draft EIR (City EIR No. ENV-2017-433-EIR and State Clearinghouse No. 2017021024), as shown in Exhibit A.8;
6. Recommend the City Council adopt the Resolution in Exhibit A to certify the 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 LAMC Section 11.5.6 and City Charter Section 555, the attached Resolution in Exhibit A to amend the General Plan as follows:
 - a. Amend the General Plan Land Use Element and adopt the Plan Boundary Change Map to consolidate the Central City Community Plan area and Central City North Community Plan area into the new Downtown Plan Area as shown in Exhibit A.5; adopt the Downtown Community Plan as shown in Exhibit A.1; and adopt the General Plan Land Use Map for the Downtown Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit A.3, and the General Plan Land Use Change Maps and Matrices as shown in Exhibit A.4;
 - b. Amend the Mobility Plan 2035 to reclassify selected streets and Enhanced Networks, as shown in Exhibit A.7; and
 - c. Amend the Citywide General Plan Framework Element, as shown in Exhibit A.6;
8. Approve and Recommend that pursuant to LAMC Sections 12.04 and 12.32 and City Charter Section 558, the City Council Adopt the draft ordinance to amend the Zoning Map, as shown in Exhibit B.2 (Zone Change Maps and Matrices);
9. Approve and Recommend that pursuant to LAMC Sections 12.04, 12.32, 13.14.C and City Charter Section 558, the City Council Adopt the proposed Downtown Community Plan Implementation Overlay (CPIO) District Ordinance as shown in Exhibit B.1;
10. Approve and Recommend that the City Council Adopt the proposed Downtown Community Benefits Trust Fund Ordinance, the Downtown Community Benefits Fee Ordinance, and Downtown Affordable Housing Trust Fund Ordinance as shown in Exhibits B.3, B.4, and B.7;
11. Approve and Recommend that the City Council pursuant to LAMC Section 12.32.S and City Charter Section 558 Adopt the proposed ordinance to amend the River Improvement Overlay (RIO) District Ordinance and Greater Downtown Housing Incentive Ordinance as shown in Exhibits B.5 and B.6;

12. Approve and Recommend that the City Council Adopt the proposed Ordinance to rescind the Bunker Hill Specific Plan and Downtown Design Guide as shown in Exhibit B.8;
13. Approve and Recommend that the City Council pursuant to LAMC Section 12.32 and City Charter Section 558 Adopt the proposed Pipeline Parking Alignment Ordinance as shown in Exhibit B.9;
14. Approve and Recommend that the City Council pursuant to LAMC Section 12.32 and City Charter Section 558 Adopt the proposed Community Plan Consolidation Ordinance as shown in Exhibit B.10;
15. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A.1, A.3, A.4, and A.5, A.6 and A.7) 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.10 and C.1 and C.3) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32; and
16. Approve and Recommend that the City Council adopt the New Zoning Code Ordinance to Amend Chapter 1A of the Los Angeles Municipal Code (“New Zoning Code”) to add new Articles 1 through 12, and Articles 14 and 15, amend Article 13, and Adopt the accompanying Zoning Code Maps established in Division 1.4. (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibits C.1. and C.3.).

*Note that references to processes in Chapter 1 of the LAMC may be updated upon adoption of the Processes and Procedures Ordinance (Council File 12-0460-S4), should it be adopted prior to City Council’s adoption of the Proposed Project.

Applicant: City of Los Angeles

Staff: Brittany Arceneaux, City Planner
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The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, September 30, 2021**

**Pursuant to Mayor Garcetti’s Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

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.

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.

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 TTY-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.