

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, APRIL 20, 2023 SPECIAL MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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.

The City Planning Commission special meeting of April 20, 2023 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Samantha Millman called the special meeting to order at 8:42 a.m. with Commission Vice President Caroline Choe and Commissioners Maria Cabildo, Karen Mack, Dana Perlman, and Elizabeth Zamora in attendance.

Commissioners Monique Lawshe and Helen Leung were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Shana Bonstin and Arthi Varma, Deputy Directors, and Donna Wong, Deputy City Attorney. Commission Office Staff participation Cecilia Lamas, Commission Executive Assistant II, Filomena Fuchs and Denise Chavez, Administrative Clerks, and Kiyarra Woodrick, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, introduced Nicholas Maricich, Principal City Planner, Matthew Glesne, Senior City Planner and Blair Smith, City Planner to provide an update regarding the Housing Element Rezoning Program.
- Donna Wong, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

ADVISORY NOTICE: USE OF THE TERM WORKFORCE HOUSING

CEQA: Not Applicable

Plan Area: Citywide

Council District: N/A

Last Day to Act: N/A

PROJECT SITE: Citywide

IN ATTENDANCE:

Matthew Glesne, Senior City Planner, and Nicholas Maricich, Principal City Planner representing the Department.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Proposal, as stated on the record:

Advisory Notice to Applicants Relative to the Use of the Term Workforce Housing.

1. Approve, to Endorse Advisory Notice to Applicants Relative to the Use of the Term Workforce Housing; and
2. Adopt Staff's Technical Modification dated April 17, 2023.

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

Moved: Millman
Second: Cabildo
Ayes: Choe, Mack, Perlman, Zamora
Absent: Lawshe, Leung

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

CPC-2021-10170-GPA-ZC-HD

CEQA: ENV-2021-10171-MND

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 05-12-23

PUBLIC HEARING – Completed January 24, 2023

PROJECT SITE: 1200 – 1210 North Cahuenga Boulevard;
6337 – 6357 West Lexington Avenue; 6332 – 6356 West La Mirada Avenue

IN ATTENDANCE:

Alex Truong, City Planning Associate, Oliver Netburn, City Planner, and Heather Bleemers, representing the Department; Kyndra Casper, representing the Applicant.

MOTION:

Commissioner Perlman moved to put forth the actions below in conjunction with approval of the following Project, with Modifications, as stated on the record:

Demolition of an 8,941 square-foot portion of an existing, 28,389 square-foot building and the renovation of the remaining 19,448 square feet for office use, and the construction, use and maintenance of two, new office buildings (totaling 55,814 square feet, including a 500 square-foot commercial use), for a total of 75,262 square feet of office space. The Project shall be limited to four stories and 66 feet five inches (66'-5").

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2021-10171-MND, as circulated on January 19, 2023 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find, the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and Recommend, that the Mayor and City Council adopt, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Low Medium II Residential to Community Commercial;
3. Approve and Recommend, that the City Council adopt, pursuant to LAMC Section 12.32 F, a Zone Change and Height District from RD1.5-1XL to (T)(Q)C2-1D;
4. Adopt the "D" Development Limitations, as Modified by the Commission, including Staff's Technical Modification dated April 19, 2023; and
5. Adopt the Findings.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Cabildo, Mack, Millman, Zamora
Absent: Lawshe, Leung

Vote: 6 – 0

MOTION PASSED

At approximately 9:45 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 10:00 a.m. with Commission Vice President Choe and Commissioners Cabildo, Mack, Perlman, and Zamora.

ITEM NO. 8

CPC-2016-2905-CPU

CEQA: ENV-2016-2906-EIR

Plan Area: Boyle Heights

Related Case: CPC-2014-1582-CA

Council District: 14 – de Leon

*Last Day to Act: 06-28-23

PUBLIC HEARING – Completed October 27, 2022

PROJECT LOCATION:

The Boyle Heights Community Plan Area (CPA) is located immediately east of Downtown Los Angeles and the Los Angeles River and rail corridor and encompasses an area of approximately 4,271 acres (approximately 6.67 square miles). The Boyle Heights CPA is roughly bounded by the San Bernardino Freeway (I-10 Freeway) and Marengo Street to the north, the Union Pacific and Santa Fe Railroad lines to the south, Indiana Street to the east, and the Los Angeles River to the west. The southern and eastern borders of the CPA align with the city limits of Los Angeles adjoining the City of Vernon located to the south and the unincorporated community of East Los Angeles located to the east of the CPA, with a small area of the Southeast corner of the CPA aligning with the City of Commerce. Located to the north are the Los Angeles communities of Lincoln Heights, El Sereno, and Ramona Gardens, and located to the west are the industrial districts and public facilities of Downtown, which includes the Arts District.

IN ATTENDANCE:

Kiran Rishi, City Planner, Priya Mehendale, Senior City Planner, and Craig Weber, Principal City Planner, representing the Department.

At approximately 12:02 p.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 12:35 p.m. with Commission Vice President Choe and Commissioners Cabildo, Mack, Perlman, and Zamora.

MOTION:

Commission President Millman moved to put forth the actions below to recommend the City Council approve the Proposed Plan as recommended by Department of City Planning, including the technical modifications and corrections transmitted on April 19, 2023:

PROJECT DESCRIPTION:

The Proposed Plan includes amending both the text of the Boyle Heights Community Plan and the General Plan Land Use Map of the Boyle Heights Community Plan. The Proposed Plan would also adopt several zoning ordinances to implement the updates to the Community Plan, including adding new zoning districts and other zoning provisions to Chapter 1A of the New Zoning Code, as well as rezoning all parcels in the CPA to regulate specific uses and apply objective development standards (including height of structures, Floor Area Ratios [FAR], site configuration) using the New Zoning Code. Additional zoning ordinances include a Community Plan Implementation Overlay (CPIO) District, amendments to the River Improvement Overlay (RIO) District and the Clean Up Green Up (CUGU) Overlay, and an amendment to the Adelante Eastside Redevelopment Plan, and related amendments to the General Plan, including the Framework Element and Mobility Plan necessary to implement the Proposed Plan.

1. Approved the Staff Recommendation report as the Commission Report, including all recommended actions and thereby recommended the Proposed Plan in its entirety with the modifications enumerated in Attachment 1;
2. Approved and recommended that the City Council adopt the Findings in the Staff Recommendation Report;
3. Found that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report (City EIR No. ENV-2016-2906-EIR and State Clearinghouse No. 2016091010) (EIR), as shown in Exhibit C7;
4. Directed staff to prepare a Final Environmental Impact Report, EIR findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration;
5. Recommended 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;
6. Recommended the City Council adopt the Resolution in Exhibit C to certify a Final EIR, adopt EIR findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program;
7. Approved and recommended 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 Boyle Heights Community Plan as shown in Exhibit A with the modifications in Attachment 1; adopt the General Plan Land Use Map for the Boyle Heights Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit C3 with the modifications in Attachment 1, and the General Plan Land Use Maps and Matrices as shown in Exhibit C4;
 - b. Amend the Mobility Plan 2035 to reclassify selected Street Designations and Enhanced Networks, as shown in Exhibit C6; and
 - c. Amend the Citywide General Plan Framework Element, as shown in Exhibit C5;
8. Approved and recommended that the City Council adopt, pursuant to LAMC Sections 12.04 and 12.32 and City Charter Section 558, the draft ordinance to amend the Zoning Map, as shown in D2 (Zone Change Maps and Matrices, with the modifications in Attachment 1);
9. Approved and recommended that the City Council adopt, pursuant to LAMC Sections 12.04, 12.32, 13.14.C and City Charter Section 558, the proposed Boyle Heights Community Plan Implementation Overlay (CPIO) District Ordinance as shown in Exhibit D1, with the modifications in Attachment 1;
10. Approved and recommended that the City Council adopt, pursuant to LAMC Section 12.32.S and City Charter Section 558, the proposed ordinance to amend the River Improvement Overlay (RIO) District Ordinance and Clean Up Green Up (CUGU) Ordinance as shown in Exhibits D3 and D4;
11. Approved and recommended that the City Council adopt, pursuant to LAMC Sections 11.5.14 D.8, and 12.32, the proposed ordinance to amend the Adelante Eastside Redevelopment Plan, to clarify its relationship to the Boyle Heights Community Plan and its implementing provision as shown in Exhibit D5;
12. Authorized the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits C, C1, C3, C4, and C5, C6 and C7) 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 D1-D5 and E1 and E2) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32; and
13. Approved and recommended that the City Council adopt the New Zoning Code Ordinance to amend Chapter 1 and 1A ("New Zoning Code") of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and Amend the accompanying Zoning Code Maps established in Division 1.4. (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit E2), with the modifications in Attachment 1.

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

Moved: Millman
Second: Mack
Ayes: Cabildo, Choe, Perlman, Zamora
Absent: Lawshe, Leung

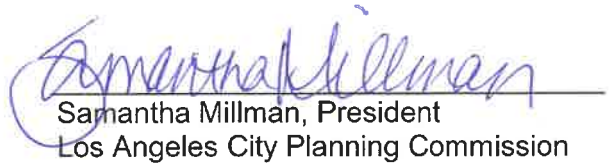
Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 2:20 p.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

OCT 12 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**