

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 26, 2024 AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER
200 NORTH SPRING STREET, 3RD FLOOR, ROOM 340
LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC9-26-24>) by Monday, September 23, 2024. Compliant Day of Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

Monique Lawshe, President
Elizabeth Zamora, Vice President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Martina Diaz, Commissioner
Phyllis Klein, Commissioner
Michael Newhouse, Commissioner
Karen Mack, Commissioner
Jacob Saitman, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

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/81263873691> AND USE MEETING ID: 812 6387 3691 AND PASSCODE 656010. Members of the public who wish to participate in the meeting and offer verbal public comment remotely 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. 812 6387 3691** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 656010**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see revised submission guidelines below which have been modified to accommodate the hybrid meeting format.

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 are to 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. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. 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 described in this notice, 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 online 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

- Election of Officers
- Legal Actions and Issues Update
- Items of Interest
- Advance Calendar
- Commission Requests

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations 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. 812 6387 3691** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 656010**.

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 9.3, 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-2024-388-CA

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2
Plan Area: Citywide

Council District: All
Last Day to Act: 11-30-24

PUBLIC HEARING – Completed July 25, 2024

PROJECT SITE: Citywide

PROPOSED PROJECT:

The proposed Resident Protections ordinance would amend sections 12.03, 12.22, 12.24, 14.00, and 19.18 in Chapter 1; add Sections 16.60 and 16.61 in Chapter 1; revise Articles 4 and 14 in Chapter 1A; and remove sections 51.31, 51.32, 51.33, 51.34 and 51.35 from Chapter 4 for the purpose of codifying housing replacement requirements, strengthening occupant protections, complying with state housing law and establishing reasonable regulations regarding affordable housing development for the protection of residents citywide.

RECOMMENDED ACTIONS:

1. Find and recommend the City Council find, based on the whole of the record in the independent judgment of the decisionmaker, that the Resident Protections Ordinance was assessed in the adopted Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2)(collectively, “EIR”); adopt Addendum No. 2; determine that pursuant to CEQA Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required; and adopt the Mitigation Monitoring Program;
2. Recommend, pursuant to Sections 13B.1.3 of the Los Angeles Municipal Code, that the City Council adopt the proposed Resident Protections Ordinance to amend the Zoning Code and Public Welfare Code including amendments to Chapter 1, Chapter 1A, and Chapter 4 of the Los Angeles Municipal Code (LAMC), including revisions to Sections 12.03, 12.22, 12.24, 14.00, and 19.18, and any related Code sections of Chapter 1, the additions of Sections 16.60 and 16.61 in Chapter 1, and revisions to Articles 4, 14, and any other related Code sections in Chapter 1A; and the removal of Sections 51.31, 51.32, 51.33, 51.34 and 51.35 from Chapter 4;

3. Recommend the City Council adopt a Resolution to Amend the "Affordable Housing Incentives Guidelines" (Exhibit B1) and approve the proposed Fair Housing Requirements for Affordable Housing (Exhibit B2) pursuant to Los Angeles Municipal Code 12.22 A.25 and Charter Section 550 and 551;
4. Request the City Planning Department prepare an ordinance to incorporate the proposed Resident Protections Ordinance, which amends LAMC Chapter 1, identified in Action Item 2 into Chapter 1A of the LAMC (New Zoning Code), subject to the policy changes described in the Staff Recommendation Report and in conformance with the format and style of the New Zoning Code; and Recommend the City Council adopt this Chapter 1A version of the Resident Protection Ordinance;
5. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
6. Adopt the findings.

Applicant: City of Los Angeles

Staff: Julia Heidelman, City Planner
julia.heidelman@lacity.org
 (818) 374-5045

7. CPC-2023-7068-CA

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
 ENV-2020-6762-EIR-ADD2
 Plan Area: Citywide

Council District: All
 Last Day to Act: 11-30-24

PUBLIC HEARING – Completed July 25, 2024

PROJECT SITE: Citywide

PROPOSED PROJECT:

The proposed Citywide Housing Incentive Program (CHIP) ordinance would amend sections 12.03, 12.21, 12.22, 12.24, 13.09, 13.15, 14.00, 14.5.4, 16.05, 19.01, 19.14, and 19.18 of Chapter 1 and section 151.28 of Chapter 15; add section 11.5.15 of Chapter 1; and revise Articles 2, 8, 9, and 13 of Chapter 1A the Los Angeles Municipal Code to enable streamlined project review procedures and introduce new incentives for eligible project types in order to expand access to affordable housing near transit, jobs, along corridors, and in higher opportunity areas; and to replace the City's existing Density Bonus Ordinance.

RECOMMENDED ACTIONS:

1. Recommend the City Council find, based on the whole of the record in the independent judgment of the decisionmaker, that the CHIP Ordinance was assessed in the adopted Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, "EIR"); adopt Addendum No. 2; determine that pursuant to CEQA Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required; and adopt the Mitigation Monitoring Program;
2. Recommend, pursuant to Sections 13B.1.3 of the Los Angeles Municipal Code, that the City Council adopt the proposed CHIP Ordinance to amend the Zoning Code including amendments to Chapter 1, Chapter 1A, and Chapter 15 of the Los Angeles Municipal Code, including revisions to sections 12.03, 12.21, 12.22, 12.24, 13.09, 13.15, 14.00, 14.5.4, 16.05, 19.01, 19.14, 19.18, and any related Code sections of Chapter 1; the addition of Section 11.5.15 in Chapter 1; and revisions to Articles 2, 8, 9, and 13, and any other related Code sections of Chapter 1A; and a technical amendment to Section 151.28 of Chapter 15;
3. Recommend that the City Council instruct the Director of City Planning to prepare the Environmental Protection Measures Handbook shown in Exhibit C;
4. Request the City Planning Department prepare an ordinance to incorporate the proposed CHIP Ordinance, which amends LAMC Chapter 1 identified in Action Item 2 into Chapter 1A of the LAMC

(New Zoning Code), subject to the policy changes described in the Staff Recommendation Report and in conformance with the format and style of the New Zoning Code; and recommend the City Council adopt this Chapter 1A version of the proposed CHIP Ordinance;

5. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
6. Adopt the findings.

Applicant: City of Los Angeles

Staff: Theadora Trindle, City Planner
theadora.trindle@lacity.org
(213) 564-7099

8. [CPC-2024-387-CA](#)

Council District: All
Last Day to Act: 11-30-24

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2

Plan Area: Citywide

PUBLIC HEARING – Completed July 25, 2024

PROJECT SITE: Citywide

PROPOSED PROJECT:

The proposed Housing Element Sites and Minimum Density ordinance would amend sections 12.09.1, 12.10, 12.10.5, 12.11, 12.11.5, 12.12, 12.12.2, 12.13, 12.13.5, 12.14, 12.16, 12.17, 12.17.1, add Section 16.70 and 12.22 C28. in Chapter 1; and revise Articles 1, 6, and 9 of Chapter 1A to apply housing element law requirements on sites related to the Housing Element of the General Plan.

RECOMMENDED ACTIONS:

1. Recommend the City Council find, based on the whole of the record in the independent judgment of the decisionmaker, that the proposed Housing Element Sites and Minimum Density Ordinance (HESMD) was assessed in the adopted Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, "EIR"); adopt Addendum No. 2; determine that pursuant to CEQA Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required; and adopt the Mitigation Monitoring Program;
2. Recommend, pursuant to Sections 13B.1.3 of the Los Angeles Municipal Code, that the City Council adopt the proposed HESMD Ordinance to amend the Zoning Code including amendments to Chapter 1 and 1A of the Los Angeles Municipal Code, including revisions to sections 12.09.1, 12.10, 12.10.5, 12.11, 12.11.5, 12.12, 12.12.2, 12.13, 12.13.5, 12.14, 12.16, 12.17, 12.17.1, and any related Code sections of Chapter 1; the addition of Section 16.70 and 12.22 C28 in Chapter 1; and revisions to Articles 1, 6, 9, and any other related Code sections of Chapter 1A;
3. Request the City Planning Department prepare an ordinance to incorporate the proposed HESMD Ordinance, which amends LAMC Chapter 1 identified in Action Item 2 into the Chapter 1A of the LAMC (New Zoning Code), subject to the policy changes described in the Staff Recommendation Report and in conformance with the format and style of the New Zoning Code; and Recommend the City Council adopt this Chapter 1A version of the HESMD Ordinance;
4. Recommend the City Council adopt the Inventory of Lower Income Rezoning sites by City Council Resolution in Exhibit E;
5. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
6. Adopt the findings.

Applicant: City of Los Angeles

Staff: Jeanalee Obergfell, City Planner
jeanalee.obergfell@lacity.org
(213) 978-0092

The next regular meeting of the City Planning Commission will be held on **Thursday, October 10, 2024 after 8:30 a.m.**

Los Angeles City Hall
John Ferraro Council Chamber
200 North Spring Street, 3rd Floor, Room 340
Los Angeles, CA 90012

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 Section 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.

Reasonable Accommodations Consistent with Federal and State Law

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 other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email 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 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 detailed 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 Communications Assistant (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.