

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, DECEMBER 12, 2019 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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. Berton, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, 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

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the 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 CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

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.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at per.planning@lacity.org.

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 are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Annual impact fee reporting (Parks Fee, Affordable Housing Linkage Fee and TFAR)
- Update on Anti-Displacement Zone City Council motion (Council File 19-1129)
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 21, 2019

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. 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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-2016-4475-GPA-VZC-HD-MCUP-CUX-DB-SPR](#)

CEQA: ENV-2016-4476-EIR; SCH. 2017041012

Plan Area: Central City North

Council District: 14 – Huizar

Last Day to Act: 12-12-19

Continued from: 11-14-19

PUBLIC HEARING – Completed September 25, 2019

PROJECT SITE: 1101 – 1129 East 5th Street; 445 – 457 South Colyton Street;
450 – 456 South Seaton Street

PROPOSED PROJECT:

Demolition and removal of all existing uses on the Project Site, and development of a new mixed-use building, including 129 live/work condominium units, a 113-room hotel, and 81,326 square feet of commercial space to be used for art galleries, retail, restaurant, and artist collaborative space. Of the 129 live/work units, 15 units (or, 11 percent) would be set aside for Very Low Income households. The proposed building would be 12 stories (164 feet) in height. The Project includes 304 automobile parking spaces provided in two of three subterranean levels.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Arts District Center Project Environmental Impact Report No. ENV-2016-4476-EIR (SCH No. 2017041012), certified on October 11, 2019, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and Charter Section 555, a General Plan Amendment to change the Central City North Community Plan land use designation of the Project Site from Heavy Industrial to Regional Center Commercial;
3. Pursuant to LAMC Section 12.32 Q, a Vesting Zone Change and Height District Change to change the zoning of the Project Site from M3-1-RIO to C2-2-RIO;
4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption at up to two establishments, and on-site consumption at up to 13 establishments;
5. Pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit for live entertainment and dancing;
6. Pursuant to LAMC Section 12.22 A.25(g)(2), the Applicant proposes to set aside 15 units, or 11-percent of the total number of dwelling units, for Very Low Income households, with two Affordable Housing On-Menu Incentives:
 - a. A 35-percent increase in Floor Area Ratio;
 - b. 12-foot side yard setback in lieu of the 14 feet otherwise required; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase in 50 or more dwelling units.

Applicant: Kevin Chen, Arts District Development, LLC
Representative: Anne Williams, Psomas

Staff: William Lamborn, City Planner
william.lamborn@lacity.org
(213) 847-3637

PUBLIC HEARING – Completed November 6, 2019

PROJECT SITE: 600 South San Pedro Street (600 – 628 South San Pedro Street,
611 – 615 South Crocker Street, and 518 – 522 East 6th Street)

PROPOSED PROJECT:

Demolition and removal of an existing surface parking lot and the potential removal of four street trees for the construction, use, and maintenance of 302 residential dwelling units (298 Restricted Affordable units and four manager units) and up to 10,230 square feet of commercial floor area. The Project would include 39 trees and 30,080 square feet of open space. A total of 15,945 square feet of the Project's residential floor area will provide residential supportive services such as counseling, career center, computer training room, library, group space, and fitness area for project tenants. The Project would include up to 212 vehicular parking spaces and 198 bicycle parking spaces.

The Project consists of two buildings including an 18-story mixed-use building with a maximum height of approximately 211 feet, 4 inches at the southeast corner of San Pedro Street and 6th Street and a 4-story retail and parking building with a maximum height of approximately 62 feet fronting San Pedro Street. The mixed-use building will contain 302 residential dwelling units, which will consist of 298 Restricted Affordable and four manager units, supportive services and common areas for residents, and up to one level and up to 7,030 square feet of office uses and 198 bicycle parking spaces within the subterranean level of the mixed-use building and the at-grade courtyard. The retail and parking building will contain 3,200 square feet of ground floor retail space and four levels with a roof deck of above-grade parking.

REQUESTED ACTIONS:

1. Based on the whole of the administrative record, that the project was assessed in the previously adopted Sustainable Communities Environmental Assessment (SCEA), dated September 2018, and Errata, dated October 22, 2018, adopted by the City Council on October 26, 2018 (CF 18-0889) pursuant to Public Resources Code Section 21155, and pursuant to CEQA Guidelines Sections 15162 and 15164 and as supported by the Addendum dated November 2019, no major revisions are required to the SCEA; and no subsequent SCEA, environmental impact report, or negative declaration is required for approval of the Project;
2. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City Community Plan to amend the land use designation of the Project Site from Light Manufacturing to Regional Commercial;
3. Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from M2-2D to C2-4D and pursuant to LAMC Section 11.5.11(e) and California Government Code Section 65915(k), three Developer Incentives to permit:
 - a. One percent reduction in the overall required open space and for 59 percent of the common open space to be interior common open space or covered open space in lieu of the requirements of LAMC Section 12.21 G;
 - b. 39 trees, a 49 percent reduction, in lieu of the 76 trees required pursuant to LAMC Section 12.21 G; and
 - c. No parking space shall be required for dwelling units set aside as Restricted Affordable as determined by the City of Los Angeles Housing and Community Investment Department in lieu of the parking required pursuant to LAMC Section 12.21 A.4; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: Weingart Center Association
Representative: Jim Ries, Craig Lawson & Co., LLC

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

8. **CPC-2019-4441-DB-PUB**
CEQA: SCH. 2018091035
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Last Day to Act: 02-07-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 4446 East Florizel Street

PROPOSED PROJECT:

Redevelopment of an approximately 228,255 square foot (5.24-acre) project site located within the Northeast Los Angeles Community Plan Area of the City of Los Angeles. The Project (Rose Hills Courts Redevelopment Project) would demolish 15 one- and two-story buildings, which consist of one administration building and 14 buildings containing 100 restricted affordable multi-family residential units; and redevelop the site with 183 restricted affordable multi-family residential dwelling units and two market-rate managers' units, and a 6,366-square-foot Management Office/Community Building. The Project would provide approximately 174 off-street parking spaces, and 61,458 square feet of open space. The Project's 211,094 gross floor area would result in a floor area ratio (FAR) of 0.93:1. The Project would be developed in two phases.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162, 15163 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report, including errata, State Clearinghouse No. (SCH) 2018091035, certified by the Housing Authority of the City of Los Angeles on November 26, 2019 as Lead Agency, and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Section 15093 of the CEQA Guidelines, adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR; and
4. Acknowledge that a Mitigation Monitoring and Reporting Program has been adopted by the Housing Authority of the City of Los Angeles on November 26, 2019.
5. Pursuant to Section 14.00 B of the Los Angeles Municipal Code (LAMC), approval of Alternative Compliance for a Public Benefit Project to provide for additional density in excess of that permitted by LAMC Section 12.22 A.25, for a 100 percent affordable housing project located in the [Q]R1-1D Zone, with the following alternative compliance from LAMC Section 14.00 A.2(a):
 - a. To allow a maximum building height of 56 feet, in excess of the height of main buildings on adjoining sites;
 - b. To allow a variable zero- to 20-foot front yard setback, in lieu of the code-required 20-foot front yard setback otherwise required;
 - c. To provide a 20-foot half right-of-way along Florizel Street in lieu of the standard Hillside Local Street half right-of-way of 22 feet; and
 - d. To provide buffers of landscaping, trees, and hedges in lieu of a solid decorative masonry wall, or wrought iron wall or fence at least six feet in height around the perimeter of the site;

6. Pursuant to LAMC Section 12.22 A.25(g)(3) and California Government Code 65915(k), the Applicant proposes to set aside 183 units of the total proposed 185 units as Restricted Affordable Units, and the following two Off-Menu Incentives:
 - a. To allow a maximum building height of 56 feet, in lieu of the permitted maximum of 30 feet in the [Q]R1-1D Zone; and
 - b. To allow a maximum Floor Area Ratio (FAR) of 0.93:1 in lieu of the permitted maximum of 0.49:1 FAR for the [Q]R1-1D Zone.
7. Pursuant to LAMC Section 12.22 A.25(g)(3) and California Government Code 65915(k), the Applicant requests the following six Off-Menu Waivers of Development Standards:
 - a. To waive the building design requirements for new structures, per [Q] Condition 2.d, as imposed by Ordinance No. 180,403;
 - b. To allow new hardscape areas to utilize both permeable and impermeable paving systems, in lieu of the otherwise required permeable paving systems only per [Q] Conditions 2.f and 5.e, as imposed by Ordinance No. 180,403;
 - c. To allow the construction of 180 linear feet of retaining walls measuring 3.5 feet and less in height, 1,100 linear feet of retaining walls measuring between 3.5 and 6 feet in height, and 100 linear feet of retaining walls measuring 6 feet or greater in height, in lieu of the maximum 75 lineal feet limit per [Q] Condition 3.a, as imposed by Ordinance No. 180,403;
 - d. To allow a maximum 9,500 cubic yards of cut and 19,000 cubic yards of fill, in lieu of the 1,000 cubic yard maximum grading quantity per [Q] Condition 5.d, as imposed by Ordinance No. 180,403;
 - e. To waive the requirement that parking areas be completely enclosed with a wall, as imposed by LAMC Section 12.21 A.6(d); and
 - f. To waive the requirement that automobile parking for each residential dwelling unit in the [Q]R1-1D Zone be provided within a private, enclosed garage.

Applicant: Housing Authority of the City of Los Angeles (HACLA)
Representative: Johnathan Lonner, Burns & Bouchard Inc.

Staff: Polonia Majas, Planning Assistant
polonia.majas@lacity.org
(213) 847-3625

9. [CPC-2018-7329-GPAJ-ZCJ-SPR](#)
CEQA: ENV-2018-7330-MND
Plan Area: Wilmington – Harbor City

Council District: 15 – Buscaino
Last Day to Act: 02-03-20

PUBLIC HEARING – Completed November 8, 2019

PROJECT SITE: 1424 North Deepwater Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a 3-story, 36-foot tall, 51,202 square-foot affordable housing project comprised of 56 dwelling units (100 percent restricted to Very Low Income households exclusive of one manager's unit), with on-site supportive services. The Project will provide 19 parking spaces at grade level, and 48 long-term and 5 short-term bicycle parking spaces. The Project will have a Floor Area Ratio (FAR) of 0.92:1. The Project will involve the grading of approximately 2,750 cubic yards of soil, the removal of one non-protected tree within the dedicated public right-of-way area, and the re-abandonment of one existing oil well. The site is currently vacant.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-7330-MND (Mitigated Negative Declaration), and all comments received;

2. Pursuant to Public Resources Code (PRC) Section 21080.27, that the Project is a supportive housing project that meets all of the requirements of PRC Section 21080.27(a)(3);
3. Pursuant to PRC Section 21080.27(b)(1), based on the whole of the record, that the supportive housing project is Statutorily Exempt from CEQA;
4. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilmington – Harbor City Community Plan to re-designate the land use of the Project Site from Low Residential to General Commercial; and to be excluded and exempt from the provisions of Footnote No. 7 to no longer be restricted to the RD1.5 use and area provisions;
5. Pursuant to LAMC Section 12.32 Q and F, a Zone Change from R1-1XL-O-CUGU to C2-1XL-O-CUGU, and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. A reduction of parking to permit 19 parking spaces in lieu of the 85 spaces otherwise required by LAMC Section 12.21 A.4; and
 - b. An increase in building height to permit a 36-foot building height in lieu of the maximum 30-foot height limit otherwise permitted in Height District No. 1XL, and in lieu of the maximum 25-foot building height within 49 feet and maximum 33-foot building height within 99 feet of an RW1 or more restrictive zone per transitional height requirements of LAMC Section 12.21.1 A.10; and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units.

Applicant: LINC Community Development Corporation
Representative: Warren Resources of California, Inc.

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

10. [CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO](#)
CEQA: ENV-2019-4650-MND
Plan Area: Southeast Los Angeles

Council District: 9 – Price, Jr.
Last Day to Act: 02-19-20

PUBLIC HEARING – Completed November 22, 2019

PROJECT SITE: 4020 South Compton Avenue; 1351 – 1377 East 41st Street

PROPOSED PROJECT:

Construction of a 3-story, 45-foot tall, multi-family residential development containing 127 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including seven Extremely Low Income units and 119 Low Income units). The Project comprises three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio (FAR) of 1.0:1. The project will provide 130 vehicular parking spaces at grade level, 89 long-term bicycle parking spaces, and nine short-term bicycle parking spaces. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished. The Project will remove and replace four existing non-protected on-site trees, and involves the net export of approximately 2,000 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-4650-MND ("Mitigated Negative Declaration"), and all comments received;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Southeast Los Angeles Community Plan to re-designate the land use of the Project Site from Limited Industrial to Neighborhood Commercial;

3. Pursuant to LAMC Section 12.32 Q and F, a Zone Change from M1-1-CPIO to C2-1-CPIO, and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. A reduction of parking to permit 130 parking spaces in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4.
 - b. An 11-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height, as measured from the finished floor to the underside of the structural floor above as otherwise required by the Southeast Los Angeles Community Plan Implementation Overlay (CPIO) Section II-2.A.1(a);
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units; and
5. Pursuant to LAMC Sections 13.14 and 12.32, a CPIO Amendment to the Southeast Los Angeles CPIO from Subarea K (Compatible Industrial) to Subarea A (Neighborhood-Serving Corridor).

Applicant: Parkview Affordable Housing, LP
Representative: Dana A. Sayles, ThreeSixty

Staff: Connie Chauv, City Planner
connie.chauv@lacity.org
(213) 978-0016

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, December 19, 2019** at

**LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

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