

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, JULY 9, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentations will be made available here <https://tinyurl.com/CPCMeeting07-09-20> by July 6, 2020
Compliant Day of Submissions will be added to this drive as they are received

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. Bertoni, 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:

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/93165508313> AND USE MEETING ID: 931 6550 8313.

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 **1 (669) 900-9128** and use Meeting ID No. **931 6550 8313** and then press #. Press # again when prompted for participant ID.

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>.

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
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – June 25, 2020

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. 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.

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 **1 (669) 900-9128** and use Meeting ID No. **931 6550 8313** and then press #. Press # again when prompted for participant ID.

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-2016-4675-TDR-VCU-MCUP](#)
CEQA: ENV-2016-4676-EIR; SCH No. 2017061083
Plan Area: Central City
Related Case: VTT-74761-1A

Council District: 14 – Huizar
Last Day to Act: 07-17-20
Continued from: 05-14-20

PUBLIC HEARING – Completed October 16, 2019

PROJECT SITE: 121 – 147 South Spring Street; 100 – 142 South Broadway;
202 – 234 West 1st Street; 205 – 221 West 2nd Street

PROPOSED PROJECT:

Construction of a new mixed-use development and rehabilitate the Times, Plant, and Mirror Buildings on the approximately 3.6-acre city block bounded by West 1st Street, South Spring Street, West 2nd Street, and South Broadway Street. The existing Executive Building at the corner of West 1st Street and South Broadway and parking garage at the corner of West 2nd Street and South Broadway would be demolished to allow for the Project's new mixed-use component. New development, consisting of the 37-story "North Tower" and 53-story "South Tower" would contain a maximum of 1,127 residential units and up to 34,572 square feet of commercial floor area, and would be constructed above a five-story parking podium. The space below the podium would contain an additional nine levels of subterranean parking. The combined commercial and residential floor area would total up to 1,135,803 square feet. In total, including new construction and existing buildings to remain, the Project proposes up to 1,511,908 square feet of floor area, resulting in a maximum floor area ratio (FAR) of 9.42:1.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-4676-EIR, SCH No. 2017061083, for the above-referenced project, including Errata, and 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;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required findings for the certification of the EIR;
4. Pursuant to Section 14.5.6 A of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights (TFAR) greater than 50,000 square feet of floor area for the transfer of up to 548,440 square feet of floor area from the Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 9.42:1 FAR in lieu of the otherwise permitted 6:1 FAR;
5. Pursuant to LAMC Sections 12.24 W.19 and 12.24 T, a Vesting Conditional Use to permit floor area averaging within a unified development; and
6. 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 three establishments, and on-site consumption at up to 16 establishments.

Applicant: Rossano De Cotiis, Onni Times Square LP
Representative: Dale Goldsmith, Armbruster, Goldsmith and Delvac LLP

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 7022 – 7026 South Broadway and 253 West 71st Street

PROPOSED PROJECT:

Construction of a six-story, 71-foot and two-inch tall supportive housing project with 52 dwelling units (including 51 Low Income and one market-rate manager's unit). The Project will have a total floor area of 43,357 square feet and Floor Area Ratio (FAR) of 3.5:1. Eight parking spaces are proposed at grade level. The Project will provide 43 long-term and four short-term bicycle parking spaces. The existing automotive repair shop and related structures will be demolished.

REQUESTED ACTIONS:

1. Pursuant to California Government Code (CA Gov.) Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective planning standards of CA Gov. Code Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by CA Gov. Code Section 65913.4(b) and (c);
2. Pursuant to CA Gov. Code Sections 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (CEQA) as a ministerial project;
3. Pursuant to CA Gov. Code Section 65915, a ministerial review of a Density Bonus Compliance Review, for a supportive housing development project totaling 52 dwelling units, including 51 units for Low Income household occupancy for a period of 55 years, located within one-half mile of a major transit stop, with the following:
 - a. A 73.3 percent increase in density to 52 dwelling units in lieu of 30 units otherwise permitted by the C2-1VL-CPIO Zone; and
 - b. A 33-foot increase in the allowable building height, to permit 71 feet and two inches in lieu of 45 feet otherwise permitted by the C2-1VL-CPIO Zone;
4. Pursuant to CA Gov. Code Section 65915 and Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a project totaling 52 dwelling units, including 51 dwelling units for Low Income household occupancy, for a period of 55 years, with the following four Off-Menu Incentives:
 - a. A five-foot rear yard setback in lieu of the minimum 18 feet otherwise required for a six-story building in the C2-1VL-CPIO Zone;
 - b. A zero-foot westerly side yard setback in lieu of the minimum nine feet otherwise required for a six-story building in the C2-1VL-CPIO Zone
 - c. A seven-foot and six-inch easterly side yard setback in lieu of the minimum nine feet otherwise required for a six-story building in the C2-1VL-CPIO Zone; and
 - d. An increase in FAR to allow 3.5:1 in lieu of the otherwise permitted 1.5:1 FAR by the C2-1VL-CPIO Zone; and
5. Pursuant to CA Gov. Code Section 65915 and LAMC Section 12.22 A.25, a ministerial review of the following one Waiver of Development Standard:
 - a. A maximum 26 percent reduction in required open space to 4,106 square feet of open space in lieu of 5,475 square feet otherwise required by LAMC Section 12.21 G.

Applicant: WC Broadway LP
Representative: Jessica Hencier, Craig Lawson & Co., LLC

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

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, July 23, 2020**

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 or ethics.commission@lacity.org.

**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 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 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.