

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JUNE 24, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC6-24-21>) June 21, 2021
Compliant Day of Submissions will be added to this drive as they are received**

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

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
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/82153611825>)
AND USE MEETING ID: 821 5361 1825 AND MEETING PASSCODE: 438843.**

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. 821 5361 1825** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 438843**.

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.

For any comments regarding the topics of this agenda, please email cpcequity@lacity.org. To subscribe to CPC Equity subcommittee updates, please click here: <https://tinyurl.com/CPCEquitySubcommitteeUpdates>

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 – May 13, 2021; May 27, 2021; June 10, 2021

2. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

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. 821 5361 1825** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 438843**.

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. **DIR-2020-6681-TOC-SPR-HCA-1A**

CEQA: ENV-2020-6682-CE

Plan Area: Wilshire

Council District: 10 – Ridley-Thomas

**Last Day to Act: 07-07-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 3751 West 6th Street and 547 – 551 South Harvard Boulevard

PROPOSED PROJECT:

Demolition of a 16,859 square foot post office building, surface parking, and removal of two non-protected street trees, and for the construction of a seven-story, mixed-use building. The Project will provide 150 dwelling units, reserving 15 dwelling units for Extremely Low Income Households. The building will have a maximum height of 100 feet, contain approximately 171,104 square feet of floor area, including 12,906 sf of ground floor commercial retail space, and a Floor Area Ratio (FAR) of 5.22:1 averaged across all lots. The Project will provide a minimum of 173 residential and 19 commercial automobile parking spaces at grade and in two subterranean parking levels, a minimum of 100 residential and six commercial long term bicycle parking spaces and 10 residential and six commercial short term bicycle parking spaces. The Project will provide 13,203 sf of open space including 3,150 square feet of private decks, a 3,327 square foot courtyard, a 5,265 square foot roof deck, and 1,461 square foot fitness room. The Project is providing 2,248 square feet of landscaping and thirty-eight 24-inch box trees. The Project will export approximately 40,000 cubic yards of earth.

APPEAL:

A partial appeal of the April 8, 2021, Planning Director's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Statute and Guidelines, Article 19, Section 15332, Class 32 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Statute and Guidelines, Section 15300.2 applies;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review, for a qualifying Tier 3 project, totaling 150 dwelling units, reserving 15 units for Extremely Low Income Household occupancy for a period of 55 years, with the following Additional Incentives:
 - a. Yard Setbacks. A 30 percent reduction in the rear yard setback to permit a minimum of 13.3 feet for the residential portion of the project in the R4 Zone in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3;

- b. Open Space. A 25 percent reduction in the usable open space, to permit a minimum of 13,181 square feet in lieu of the otherwise required 17,575 square feet pursuant to LAMC Section 12.21 G.2; and
- c. Averaging. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines Section VII.e;
- 3. Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a seven-story, mixed-use building containing approximately 171,104 square feet of floor area, including 12,906 square feet of commercial retail space and 150 residential units, on an approximately 34,662 square-foot site. The Project will reserve 15 dwelling units for Extremely Low Income Households. The building will have a maximum height of 100 feet. The Project will provide a minimum of 173 residential and 19 commercial vehicular parking spaces in two levels of subterranean parking and at the first level. The Project will provide a minimum of 122 total bicycle parking spaces, 100 long term and 10 short term residential bicycle spaces, and six long term and six short term commercial bicycle spaces. The Project will provide 13,203 square feet of usable open space and thirty-eight 24-inch box trees. The Project will export approximately 40,000 cubic yards of excavated earth; and
- 4. Adopted the Conditions of Approval and Findings.

Applicant: 3751 Wesix QOZ, LP
Representative: Allen Park

Appellant: Margarita Lopez of a Coalition For An Equitable Westlake MacArthur Park
Representative: Claudia Medina, Law Office of Claudia Medina

Staff: James Harris, City Planning Associate
james.harris@lacity.org
(213) 978-1241

7. **TOPIC: How Structural Racism Impacts the Land Use and Planning Process**

The Commission will hear a follow up staff presentation on the comments provided by the public on the January 21, 2021 Equity Day and provide an opportunity for public comment on this item for up to 60 minutes.

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. 821 5361 1825** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 438843**.

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