

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

**Meeting presentation will be made available here (<https://tinyurl.com/CPC9-30-21>) by Monday, September 27, 2021
Compliant Day of Submissions will be added to this drive as they are received**

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

Vincent P. Bertoni, AICP, Director
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/86925827596>)
AND USE MEETING ID: 869 2582 7596 AND MEETING PASSCODE: 936908.**

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. 869 2582 7596** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 936908**.

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.

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

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. 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. 869 2582 7596** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 936908**.

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-2021-2544-GPAJ-VZCJ-SPR-PSH-HCA**

CEQA: ENV-2021-2545-SE

Plan Area: Central City

Council District: 14 – de León

**Last Day to Act: 11-01-21

PUBLIC HEARING – Completed August 31, 2021

PROJECT SITE: 454 South San Pedro Street;
501 East 5th Street, 511 East 5th Street

PROPOSED PROJECT:

Campus expansion of the existing Downtown Women's Center with the ground up construction, use, and maintenance of a seven-story, Permanent Supportive Housing development having a maximum height of 85 feet, 68,869 square feet of floor area, and approximately 10,034 square feet of open space. The Project includes one level of subterranean parking with 63 on-site automobile parking spaces and 81 bicycle parking spaces. The Project will also provide approximately 10,000 square feet of ground floor supportive services. The development will provide 97 restricted affordable studio units and one manager's unit for a total 98 units. As part of the project, five percent of the total units (five units) will be reserved for Extremely Low-Income households and six percent of the total units (six units) will be reserved for Very Low-Income households as determined by HCIDLA and the remaining 86 units will be reserved for Low-Income households as determined by HUD or Tax Credit Allocation Committee levels.

REQUESTED ACTIONS:

1. Pursuant to Assembly Bill 1197 in furtherance of providing Supportive Housing under Public Resources Code Section 21080.27(b)(1), based on the whole of the administrative record, the project is statutorily exempt from the California Environmental Quality Act;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Light Manufacturing to Regional Center Commercial;
3. Pursuant to LAMC Section 12.32 F, a Vesting Zone Change from M2-2D to (T)(Q)C2-2D; in addition, the Applicant is seeking a waiver of required street dedications along San Pedro Street and 5th Street as part of the Vesting Zone Change; and
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.

Applicant: Sonya Falcone, DWC Campus, LP
Representative: Dana Sayles, AICP, Three6ixty

Staff: Obiamaka Ude, Planning Assistant
obiamaka.ude@lacity.org
(213) 978-1394

PUBLIC HEARING – Completed June 8, 2021

PROJECT SITE: 5600 – 5606 West Hollywood Boulevard;
1655 – 1679 North St. Andrews Place; 5607 West Carlton Way

PROPOSED PROJECT:

Demolition of an existing two-story commercial structure, a three-story 14-unit apartment, associated surface parking, a vacant lot and 27 non-protected on-site and off-site trees, and the construction of a 200-unit apartment building with 40 units restricted to Very Low-Income Households, on an approximately 37,135 square-foot (0.85 acre) site within Subarea C of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed project includes a 17-story, 200-foot residential tower, with two subterranean parking levels, and a total of 222,234 square feet of floor area resulting in a floor area ratio of 6.0:1. The Project will provide 265 vehicular parking spaces located in a five level parking garage, 100 long term and 13 short term bicycle parking spaces, 22,897 square feet of usable open space, and will provide 75 on-site and 16 street trees. The Project will require the export of approximately 59,000 cubic yards of soil.

The City Council determined at its June 29, 2021 hearing that based on the whole of the administrative record, the Project is statutorily exempt from CEQA as a Sustainable Communities Project ("SCP") pursuant to PRC 21155.1, Council File Number 21-0383.

REQUESTED ACTIONS:

1. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit an additional 80-percent density bonus for a total of 115 percent Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 200 dwelling units in lieu of 93 base density as otherwise permitted in the [Q]R5-2 and R4-2 Zones;
2. Pursuant to LAMC Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentives Program Determination to permit the following Off-Menu Incentives for a Housing Development Project totaling 200 dwelling units, reserving 40 units for Very Low-Income Household occupancy for a period of 55 years:
 - a. An Off-Menu Incentive to permit greater than 75 percent of the required open space to be located above the first habitable level as otherwise required by SNAP Section 9.D;
 - b. An Off-Menu Incentive to permit a 1,707 square foot publicly accessible plaza in lieu of a 5,000 square foot public plaza as otherwise required by SNAP Section 9.G; and
 - c. An Off-Menu Incentive to permit 22-percent, that is 1,140 square feet, transparent building elements on the eastern ground floor façade along St. Andrews Place in lieu of 50-percent as otherwise required by SNAP Development Standards and Design Guidelines Section V.6;
3. Pursuant to LAMC Section 11.5.7 C, a Specific Plan Project Permit Compliance Review to allow the demolition and removal of an existing three-story commercial structure, a two-story 14-unit apartment, associated surface parking, a vacant lot and 27 non-protected on-site and off-site trees, and the construction, use and maintenance of 17-story, 200-unit residential building within Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan; and
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.

Applicant: Sean Beddoe, BWC/St. Andrews, LP
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

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

8. [CPC-2019-6289-GPA-ZC-HD](#)
CEQA: ENV-2019-6290-MND
Plan Area: South Los Angeles Community Plan

Council District: 9 – Curren D. Price, Jr.
**Last Day to Act: 09-30-21
Continued from: 07-08-21
09-09-21
09-23-21

PUBLIC HEARING – Completed April 2, 2021

PROJECT SITE: 640 – 700 West 27th Street

PROPOSED PROJECT:

Demolition of an existing surface parking lot with 247 parking spaces for AAA employees and the development of a new, 201,345 square foot four and a half-story parking structure with up to 750 parking spaces (including 15 ADA accessible spaces) and up to 70 long-term and short-term bicycle parking spaces to serve AAA employees. The parking structure will be approximately 48 feet. The Project includes a total of 18,206 square feet of open space, including 13,473 square feet of landscaped area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigation Negative Declaration, No. ENV-2019-6290-MND (“Mitigated Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Sections 555, 556, and 558 of the Los Angeles City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to change the land use designation of the Site from the existing Low Medium II Residential to the proposed Community Commercial designation; and
3. Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from existing RD1.5-1-O to C2-2-O.

Applicant: Raju T. Varma, ACSC Management Services Inc.
Representative: Alfred Fraijo, Jr., Sheppard Mullin Richter and Hampton LLP

Staff: Sergio Ibarra, City Planner
sergio.ibarra@lacity.org
(213) 473-9985

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 14, 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.

**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.