

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 28, 2021 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentation will be made available here (<https://tinyurl.com/CPC10-28-21>) by Monday, October 25, 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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the City Planning Commission's October 28, 2021 meeting will be conducted via telephone and/or videoconferencing.

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/87159956993>)
AND USE MEETING ID: 871 5995 6993 AND MEETING PASSCODE: 496130.**

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. 871 5995 6993** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 496130**.

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:
 - Above-Grade Parking Structure Adaptability Design Guidance

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. 871 5995 6993** and then press #. Press # again when prompted for participant ID. You may use **Meeting Passcode: 496130**.

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 (5a)**

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.

5a. **CPC-2020-6050-CU-ZV-F-WDI**
CEQA: ENV-2021-6051-CE
Plan Area: Wilmington – Harbor City

Council District: 15 Buscaino
**Last Day to Act: 11-11-21

PUBLIC HEARING – Completed September 21, 2021

PROJECT SITE: 24910 South Avalon Boulevard (24900 – 24924 South Avalon Boulevard;
616 – 624 East 249th Street; 619 – 627 East Lomita Boulevard)

PROPOSED PROJECT:

Expansion of an existing public charter school (Scholarship Prep – South Bay), that will have a maximum enrollment of 550 students in Transitional Kindergarten (TK) through Grade 8. Project improvements include the construction of a new, two-story, 12,807 square-foot classroom building. The new building will add a total of 11 classrooms to the existing school campus. The proposed expansion of the school would include 325 elementary students (TK through Grade 5), and 225 middle school students (Grades 6 through 8). The Project also involves the construction of a 2,400 square-foot outdoor lunch pavilion, an outdoor turf quad, new landscaping, and improvements and restriping to an existing surface parking lot that will result in a total of 52 vehicular parking spaces. The Project will expand the school campus' bicycle parking to 50 parking stalls. The Project will remove and replace an existing chain link fence with new wrought-iron fencing, up to eight feet in height, along the perimeter of the outdoor lunch pavilion and turf quad. The Project proposes the removal and replacement of four non-protected, existing on-site trees. Hours of operation for the school are from 7:00 a.m. to 6:00 p.m., Monday through Friday, with a limited number of special events annually extending beyond these hours.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Sections 12.24 U.24, 12.24 F, and 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the construction, use, and maintenance of a new two-story classroom building, as part of an existing public charter school, in the R1 Zone, and to allow the following:
 - a. A maximum building height of up to 28 feet, 10 inches in lieu of the 28 feet otherwise permitted pursuant to LAMC Section 12.21.1; and
 - b. Deviations from Commercial Corner development standards including building transparency and landscaping requirements pursuant to LAMC Section 12.22 A 23(a);

3. Pursuant to LAMC Section 12.27, a Zone Variance to allow reduced on-site parking of 52 vehicle parking stalls and relief from required drive aisle turning radii within an existing surface parking lot in lieu of the parking requirements pursuant to LAMC Sections 12.21 A.4 and 12.21 A.5, and to allow an existing school building and existing surface parking lot within the front and side yards in the C1 Zone otherwise not permitted pursuant to LAMC Sections 12.13. C.1 and 12.13 C.2;
4. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow a fence with a maximum height of 8 feet in the front yard, in lieu of the maximum height of 3 feet 6 inches otherwise permitted in the R1 Zone pursuant to LAMC Section 12.22 C.20(f)(2); and
5. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements to waive a 5-foot dedication and 5-foot sidewalk widening requirements along the property's frontage on the north side of Lomita Boulevard and to waive street improvements along the property's frontage on the south side of 249th Street.

Applicant: David Hyun, Red Hook Capital Partners
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Staff: Trevor Martin, Planning Assistant
trevor.martin@lacity.org
(213) 978-1341

6. **CPC-2021-5832-SN**
CEQA: ENV-2016-4899-EIR; SCH. 2017101008
Plan Area: Central City
Related Case: CPC-2016-4888-TDR-SN-MCUP-SPR

Council District: 14 – de León
**Last Day to Act: 01-03-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 911 – 955 South Georgia Street;
1000 – 1016 West James M. Wood Boulevard;
936 – 950 South Bixel Street; 1013 – 1025 West Olympic Boulevard

PROPOSED PROJECT:

The Olympia Sign District (Ordinance 186,466) became effective on January 21, 2020. An amendment to the Olympia Sign District is proposed to correct a technical error in the Ordinance Map boundaries to exclude an approximately 80 square foot R4-Zoned portion of the parcel located at 936 Bixel Street.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, find that the Project was assessed in the previously certified Olympia Project Environmental Impact Report ENV-2016-4889-EIR (State Clearinghouse House No. 2017101008); certified on December 19, 2018, and no subsequent EIR, negative declaration or addendum is required for approval of the Project; and
2. Pursuant to LAMC Sections 13.11 and 12.32 S, an Amendment to the Olympia Sign District to correct the Ordinance Map boundaries.

Applicant: City of Los Angeles
(City-Initiated Amendment)

Staff: Jason McCrea, Planning Assistant
jason.mccrea@lacity.org
(213) 847-3672

7. [VTT-74550-CN-1A](#)
CEQA: ENV-2016-3691-EIR; SCH. 2018021068
Plan Area: Central City North
Related Case: CPC-2016-3689-GPA-VZC-HD-MCUP-DB-SPR

Council District: 14 – de León
**Last Day to Act: 10-29-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 668 – 678 South Mateo Street; 669 – 679 South Imperial Street

PROPOSED PROJECT:

Merger and re-subdivision of eight existing lots into one ground lot for commercial and live/work condominium purposes, as shown on map stamp-dated September 2, 2020, and a Haul Route for the export of approximately 74,500 cubic yards of soil.

APPEAL:

An appeal of the September 16, 2021, Deputy Advisory Agency's determination which:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, ENV-2016-3691-EIR (State Clearinghouse House No. 2018021068), dated December 2020, and the Final EIR, dated August 2021 (676 Mateo Street Project EIR), as well as the whole of the administrative record, and

CERTIFIED the following:

- a. The 676 Mateo Street Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 676 Mateo Street Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 676 Mateo Street Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED the following:

- a. The related and prepared 676 Mateo Street Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the 676 Mateo Street Project EIR (Exhibit B).
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 74550-CN, located at 676 Mateo Street (668 – 678 South Mateo Street and 669 – 679 South Imperial Street), for the merger and re-subdivision of eight existing lots into one ground lot for commercial and live/work condominium purposes, as shown on map stamp-dated September 2, 2020 (Exhibit A), and a Haul Route for the export of approximately 74,500 cubic yards of soil.

Applicant: District Centre, LP, & District Centre-GPA, LP
Representative: Edgar Khalatian, Mayer Brown

Appellant: Coalition of Responsible Equitable Economic Development (CREED LA)
Representative: Kendra Hartmann, Adams, Broadwell, Joseph & Cardozo

Staff: Jivar Ashfar, City Planning Associate
jivar.afshar@lacity.org
(213) 847-3630

8. [CPC-2016-3689-GPA-VZC-HD-MCUP-DB-SPR](#)
CEQA: ENV-2016-3691-EIR; SCH. 2018021068
Plan Area: Central City North
Related Case: VTT-74550-CN-1A

Council District: 14 – de León

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

PUBLIC HEARING – Completed August 25, 2021

PROJECT SITE: 668 – 678 South Mateo Street; 669 – 679 South Imperial Street

PROPOSED PROJECT:

Demolition of an existing warehouse and surface parking lot, and the construction of a 197,355-square-foot mixed-use building including 185 live/work units, 23,380 square feet of commercial space, and associated parking facilities on a 44,839 square foot lot. The Project also proposes the ability to implement a Flexibility Option that would provide the flexibility to increase the commercial square footage provided by the Project from 23,380 square feet to 45,873 square feet, which would reduce the overall amount of live/work units from 185 to 159.

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-2016-3691-EIR, SCH No. 2018021068, for the Project, 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 the 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 North Community Plan to change the land use designation from Heavy Industrial to Regional Commercial;
5. Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO;
6. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption for up to four establishments;
7. Pursuant to LAMC Section 12.22 A.25(g), a Density Bonus Compliance Review for a Housing Development Project reserving 11 percent of proposed units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentive:
 - a. An On-Menu incentive to reduce the open space requirement by up to 20 percent;
8. Pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units.

Applicant: District Centre, LP, & District Centre-GPA, LP
Representative: Edgar Khalatian, Mayer Brown

Staff: Jivar Ashfar, City Planning Associate
jivar.afshar@lacity.org
(213) 847-3630

The next meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 4, 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

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.