LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 28, 2021 SPECIAL MEETING
(VIA TELECONFERENCE)

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT **planning.lacity.org.** TO LISTEN TO THE AUDIO FILE: SELECT **"ABOUT", "COMMISSIONS, BOARDS & HEARINGS",** filter by **"CITY PLANNING COMMISSION",** LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**" BUTTON.

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 was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the special meeting to order at 8:30 a.m. with Commissioners Helen Campbell, Helen Leung, Karen Mack and Renee Dake Wilson.

Commission Vice-President Caroline Choe and Commissioners Jenna Hornstock, Yvette López-Ledesma and Dana Perlman were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber, Deputy Director and Donna Wong, Deputy City Attorney. Commission Office Staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Denise Otero and Denise Chavez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Donna Wong, Deputy City Attorney, had no report.
- Commission Request Follow Up:
  Michelle Levy, Senior City Planner and Danai Zaire, City Planning Associate were available for questions regarding Above-Grade Parking Structure Adaptability Design Guidance.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5a
(CONSENT CALENDAR)

MOTION:
Commissioner Dake Wilson moved to approve the consent calendar. Commissioner Mack seconded the motion and the Commission put forth the actions below in conjunction with approval of the following Project with modifications, if any, stated on the record:

CPC-2020-6050-CU-ZV-F-WDI Council District: 15 Buscaino
CEQA: ENV-2021-6051-CE **Last Day to Act: 11-11-21
Plan Area: Wilmington – Harbor City

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)

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Trevor Martin, Planning Assistant, representing the Department.

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.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, 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. Approve, 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. Approve, pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow a fence with a maximum height of eight feet in the front yard, in lieu of the maximum height of three feet six inches otherwise permitted in the R1 Zone pursuant to LAMC Section 12.22 C.20(f)(2);
5. Approve, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements to waive a five-foot dedication and five-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;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

The vote proceeded as follows:

Moved: Dake Wilson
Second: Mack
Ayes: Campbell, Leung, Millman
Absent: Choe, Hornstock, López-Ledesma, Perlman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 6

CPC-2021-5832-SN Council District: 14 – de León
CEQA: ENV-2016-4899-EIR; SCH. 2017101008 **Last Day to Act: 01-03-22
Plan Area: Central City
Related Case: CPC-2016-4888-TDR-SN-MCUP-SPR

PUBLIC HEARING HELD

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

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Jason McCrea, Planning Assistant, William Lamborn, City Planner and Milena Zasadzien, Senior City Planner representing the Department.

MOTION:
Commissioner Dake Wilson put forth the actions below in conjunction with approval of the following Project with modifications, if any, as stated on the record:

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.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Olympia Project Environmental Impact Report No. Report ENV-2016-4889-EIR (State Clearinghouse House No.

2017101008), certified on December 19, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration or addendum is required for approval of the Project;
2. Approve and Recommend that the City Council adopt, pursuant to Sections 13.11 and 12.32 S of the Los Angeles Municipal Code, an Amendment to the Olympia Sign District to correct the Ordinance Map boundaries; and
3. Adopt the Findings;

Commissioner Campbell seconded the motion and the vote proceeded as follows:

Moved: Dake Wilson
Second: Campbell
Ayes: Leung, Mack, Millman
Absent: Choe, Hornstock, López-Ledesma, Perlman

Vote: 5 – 0

MOTION PASSED

Commission President Millman announced item nos. 7 & 8 would be heard concurrently, as they are related to the same project, but separate motions would be taken.

ITEM NO. 7

VTT-74550-CN-1A Council District: 14 – de León
CEQA: ENV-2016-3691-EIR; SCH. 2018021068 **Last Day to Act: 10-29-21
Plan Area: Central City North
Related Case: CPC-2016-3689-GPA-VZC-HD-MCUP-DB-SPR

PUBLIC HEARING HELD

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

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Jivar Ashfar, City Planning Associate, Alan Como, City Planner and Milena Zasadzien, Senior City Planner representing the Department; Edgar Khalatian, representing the Applicant; Kendra Hartman, representing the Appellant; and Emma Howard representing councilmember de León in Council District 14.

MOTION:
Commissioner Dake Wilson put forth the actions below in conjunction with approval of the following Project with modifications to the Conditions of Approval related to the Environmental Impact Report, as stated on the record:

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.

1. Find that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2016-3691-EIR (SCH No. 2018021068), dated December 2020, the Final EIR, dated August 2021 (676 Mateo Street Project EIR), and Erratum, dated October 2021, as well as the whole of the administrative record.
CERTIFY 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.

ADOPT 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. Deny the appeal and sustain the Deputy Advisory Agency' s determination dated September 16, 2021;
3. Approve, pursuant to Section 17.15 of the Los Angeles Municipal Code, 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;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 22, 2021; and
5. Adopt the Findings.

Commission President Millman seconded the motion and the vote proceeded as follows:

Moved: Dake Wilson
Second: Millman
Ayes: Campbell, Leung, Mack
Absent: Choe, Hornstock, López-Ledesma, Perlman

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

CPC-2016-3689-GPA-VZC-HD-MCUP-DB-SPR
Council District: 14 – de León
CEQA: ENV-2016-3691-EIR; SCH. 2018021068
**Last Day to Act: 10-29-21
Plan Area: Central City North
Related Case: VTT-74550-CN-1A

PUBLIC HEARING – Completed August 25, 2021

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

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Jivar Ashfar, City Planning Associate, Alan Como, City Planner and Milena Zasadzien, Senior City Planner representing the Department; Edgar Khalatian, representing the Applicant; and Emma Howard representing Councilmember de León in Council District 14.

MOTION:
Commissioner Dake Wilson put forth the actions below in conjunction with approval of the following Project with modifications to the Conditions of Approval, amendments to Findings, including Staff's Technical Modification, as stated on the record:

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.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 676 Mateo Street Project EIR No. ENV-2016-3691-EIR, SCH No. 2018021068, certified on October 28, 2021; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and Recommend, that the Mayor and City Council adopt, 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;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the on-site sale of a full-line of alcoholic beverages within four establishments;
5. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus 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;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units;
7. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated October 22, 2021; and
8. Adopt the Findings, as Amended by the Commission.

Commissioner Campbell seconded the motion and the vote proceeded as follows:

Moved: Dake Wilson
Second: Campbell
Ayes: Leung, Millman
Nay: Mack
Absent: Choe, Hornstock, López-Ledesma, Perlman

Vote: 4 – 1

MOTION FAILED

Commissioner Dake Wilson presented a new motion and Commissioner Campbell seconded the motion.

ITEM NO. 8

<u>CPC-2016-3689-GPA-VZC-HD-MCUP-DB-SPR</u>
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: 10-29-21

PUBLIC HEARING – Completed August 25, 2021

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

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:
Jivar Ashfar, City Planning Associate, Alan Como, City Planner and Milena Zasadzien, Senior City Planner representing the Department; Edgar Khalatian, representing the Applicant; and Emma Howard representing Councilmember De León in Council District 14.

MOTION:
Commissioner Dake Wilson put forth the actions below in conjunction with approval of the following Project with modifications to the Conditions of Approval, Voluntary Condition regarding Local Hire and amendments to Findings, including Staff's Technical Modification, as stated on the record:

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.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 676 Mateo Street Project EIR No. ENV-2016-3691-EIR, SCH No. 2018021068, certified on October 28, 2021; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and Recommend, that the Mayor and City Council adopt, 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;
3. Approve and Recommend that the City Council adopt, pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO;
4. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the on-site sale of a full-line of alcoholic beverages within four establishments;
5. Approve, pursuant to LAMC Section 12.22 A.25(g), a Density Bonus 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;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units;
7. Adopt the Conditions of Approval, as modified by the Commission, including the ***voluntary condition*** and Staff's Technical Modification dated October 22, 2021; and
8. Adopt the Findings, as Amended by the Commission.

Commissioner Campbell seconded the motion and the vote proceeded as follows:

Moved:	Dake Wilson
Second:	Campbell
Ayes:	Leung, Mack, Millman
Absent:	Choe, Hornstock, López-Ledesma, Perlman

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission President Millman adjourned the meeting at 10:54 a.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES
NOV 18 2021
CITY PLANNING DEPARTMENT
COMMISSION OFFICE