

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, APRIL 12, 2022
(Via Teleconference)

MINUTES OF THE CENTRAL LOS ANGELES AREA 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 “**CENTRAL LOS ANGELES AREA 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 South Los Angeles Area Planning Commission’s April 12, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission Vice President Lawrence at 4:33 p.m. with Commissioners DelGado, Kang, and Lindgren present. Commission President Gold was absent.

Also in attendance were Deborah Kahen, Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Denise Otero, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commissioner Kang moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner DelGado seconded the motion and the vote proceeded as follows:

Moved: Kang
Second: DelGado
Ayes: Lindgren, Lawrence
Absent: Gold

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Deborah Kahen, Senior City Planner, gave the following report:
 - City Planning has been hosting virtual workshops outreach and seeking feedback for the landscape ordinance update. Since February the City Design Urban Studio launched the update to the City’s

landscape ordinance as part of the Healthy Building Healthy Places Program. This program is aimed at creating objective standards for landscape and site design would reflect current best practices and addressing pressing climate needs and social factors. Virtual workshops have been held in February and March. The release of a draft ordinance is expected in the spring of 2022.

- **City Attorney Report:** Deputy City Attorney Ernesto Velazquez had no report.
- **Advance Calendar:** Commissioners Kang and Lindgren announced they would be absent from the April 26, 2022 meeting.
- **Commission Requests:** There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

There were no requests for reconsiderations.

Commission Vice President Lawrence took Item 7 out of order.

ITEM NO. 7

ZA-2019-7715-ELD-1A
CEQA: ENV-2019-7716-CE
Plan Area: Wilshire

Council District: 5 – Koretz
Last Day to Act: 01-25-22
Continued From: 11-09-21,
01-25-22

PUBLIC HEARING HELD

PROJECT SITE: 843-847 South Sherbourne Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Charles J. Rausch, Associate Zoning Administrator representing the Department; Jamie Hall, Channel Law Group, representing the Applicant.

The applicant representative withdrew the Project application.

ITEM NO. 6

ZA-2019-7192-ZAD-1A
CEQA: ENV-2019-7193-CE
Plan Area: Central City North

Council District: 14 – de Leon
Last Day to Act: 11-01-21

PUBLIC HEARING HELD

PROJECT SITE: 2345 – 2421 South Santa Fe Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Jonathan Hershey, Associate Zoning Administrator, representing the Department; Dana Sayles and Amy Forbes, three6ixty, representing the Applicant; Sylvia Tidwell, Santa Fe Art Colony Tenants Association (SFAC TA), Appellant No. 1; David O'Dell, Appellant No. 2.

MOTION:

Commissioner Lindgren put forth the actions below in conjunction with the approval of the following Project:

Rehabilitation and conversion of an existing warehouse located at the rear of the property to joint living and work quarters for artists and artisans with 18 new dwelling units and 24 new on-site parking spaces.

1. Determine based on the whole of the administrative record, that the Project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeals and sustain the Zoning Administrator's determination dated June 10, 2021;
3. Approve, pursuant to Section 12.24 X.13 of the Los Angeles Municipal Code (LAMC), to permit the conversion of, and a 3,672-square-foot addition to, an existing 20,200-square-foot warehouse building for 18 Joint Living and Work Quarters for artists and artisans within the M3-1-RIO Zone with additional terms and conditions;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

The motion was seconded by Commissioner DelGado and the vote proceeded as follows:

Moved: Lindgren
Second: DelGado
Ayes: Kang, Lawrence
Absent: Gold

Vote: 4 – 0

Commissioner DelGado left the meeting at 8:00 p.m.

ITEM NO. 8

DIR-2018-2770-SPR-WDI-1A
CEQA: ENV-2018-2771-EIR
SCH No. 2019029111
Plan Area: Wilshire

Council District: 5 – Koretz
Last Day to Act: 05-09-22

PUBLIC HEARING HELD

PROJECT SITE: 300-370 South Fairfax Avenue; 6300-6370 West 3rd Street;
347 South Ogden Drive

IN ATTENDANCE VIA TELECONFERENCE:

William Lamborn, City Planner, representing the Department; James Pugh representing the Applicant; Kristina Kropp, Luna & Glushon, representing Appellant No. 1; Brian Flynn, Lozeau Drury, LLP, representing Appellant No. 2.

MOTION:

Commissioner Lindgren put forth the actions below in conjunction with the approval of the following Project:

The construction and operation of a new mixed-use development within the eastern portion of the existing Town & Country Shopping Center that is currently developed with retail and commercial uses. The proposed development activities would be limited to the eastern portion of the Center and would include the demolition of 151,048 square feet of existing retail uses and the construction of a mid-rise, eight story mixed-use structure with two levels of subterranean parking, for a maximum height of 100 feet.

The residential component of the Project would include up to 331 multi-family dwelling units and 83,994 square feet of newly developed commercial space for a total new floor area of 426,994 square feet. The western portion of the Project Site would remain and is not proposed to be demolished, altered, or developed as part of the Project. Including the existing 63,688 square feet of commercial and retail uses to remain, the Project Site would result in 147,682 square feet of commercial retail space, and a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1.

1. Find that pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Central Los Angeles Area Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2018-2771-EIR (SCH No. 2019029111) dated February 2021, and the Final EIR, dated December 2021 (3rd and Fairfax Mixed-Use Project EIR), as well as the whole of the administrative record, and

Certify the following:

- a. The 3rd and Fairfax Mixed-Use Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 3rd and Fairfax Mixed-Use Project EIR was presented to the Central Los Angeles Area Planning Commission as a decision-making body of the lead agency; and
- c. The 3rd and Fairfax Mixed-Use Project EIR reflects the independent judgment and analysis of the lead agency.

Adopt all of the following:

- a. The related and prepared 3rd and Fairfax Mixed-Use Project Environmental Findings; and
 - b. The Mitigation Monitoring Program prepared for the 3rd and Fairfax Mixed-Use Project EIR;
2. Deny the appeals and sustain the Planning Director's determination dated February 8, 2022;
 3. Approve with conditions, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a project which will result in an increase of more than 50 dwelling units;
 4. Adopt the Modified Conditions of Approval; and
 5. Adopt the Findings.

The motion was seconded Commissioner Kang and the vote proceeded as follows:

Moved: Lindgren
Second: Kang
Ayes: Lawrence
Absent: DelGado, Gold

Vote: 3 – 0

There being no further business before the Commission, Vice President Lawrence adjourned the meeting at 8:44 p.m.

Maleena Lawrence

Maleena Lawrence, Vice President
Central Los Angeles Area Planning Commission

Etta Armstrong

Etta Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

ADOPTED

CITY OF LOS ANGELES

JUN 14 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**