

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 23, 2021 REGULAR 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 September 23, 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 Commission Vice-President Caroline Choe and Commissioners Helen Campbell, Jenna Hornstock, Helen Leung, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa Webber and Shana M. M. Bonstin, Deputy Directors, Amy Brothers and Kathryn Phelan, Deputy City Attorneys. Commission Office Staff participation included Irene Gonzalez, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, and Denise Otero and Diego Vazquez, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Deputy Director, welcomed and introduced Commissioner Helen Campbell who was appointed to the City Planning Commission as a Commissioner.
- Amy Brothers, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Dake Wilson requested an update regarding Senate Bills (SB) 8, 9 and 10.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

President Millman announced that Item No. 7 would be taken out of order.

Before proceeding to open Item No. 7, Commissioner Campbell confirmed, for the record, that she listened to the audio for the previous meetings of June 17, 2021 and August 26, 2021.

ITEM NO. 7

CPC-CPC-2017-432-CPU

CPC-2014-1582-CA

CEQA: ENV-2017-433-EIR

Plan Area: Central City and Central City North

New Zoning Code: Citywide

Council Districts: 1 – Cedillo

9 – Price

14 – de León

**Last Day to Act: 09-23-21

Continued from: 06-17-21

08-26-21

Initial Public Hearing Held – December 8, 2020

PUBLIC HEARING HELD

PROJECT SITE:

Downtown Community Plan Area (Plan Area). The Project Area for the Downtown Plan component is the Central City Community Plan Area and the Central City North Community Plan Area (jointly referred to in this report as the “Plan Areas,” “Downtown Plan Area,” or “Plan Area”). The Central City and Central City North Community Plan Areas are geographically contiguous, sharing a common boundary along Alameda Street. The Central City Community Plan Area encompasses approximately 2,161 acres and is generally bounded on the north by Sunset Boulevard/Cesar Chavez Avenue, on the south by the Santa Monica Freeway (Interstate 10), on the west by the Harbor Freeway (Interstate 110), and on the east by Alameda Street. Immediately to the east of Alameda Street is the Central City North Community Plan Area, which encompasses approximately 2,005 acres and is generally bounded on the north by Stadium Way, Lilac Terrace, and North Broadway, on the south by the City of Vernon, on the west by Alameda Street, and on the east by the Los Angeles River. The Downtown Plan Area is bordered by the communities of Boyle Heights, Silver Lake-Echo Park-Elysian Valley, Westlake, Southeast Los Angeles and South Los Angeles, and the City of Vernon.

New Zoning Code Project Area. The Project includes implementation of the New Zoning Code regulations as amendments to Chapter 1A of the LAMC. The New Zoning Code Project Area is therefore, Citywide. However, the New Zoning Code will only be made applicable within the Downtown Plan Area with the adoption of the Downtown Plan. While the New Zoning Code regulations include components necessary to make the new zoning system work, which could ultimately be used Citywide, such as definitions and development standards, the New Zoning Code provisions adopted with the Proposed Project will not be

applied to areas outside of the Downtown Plan Area at this time and may only be applied or implemented elsewhere in the City of Los Angeles through the Community Plan update process or other future planning and zoning efforts.

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Shana M. M. Bonstin, Deputy Director, Craig Weber, Principal City Planner, Brittany Arceneaux, City Planner, Veena Snehansh, City Planning Associate, Andy Rodriguez, Senior City Planner, Erick Lopez, City Planner, Alice Okumura, Planning Assistant, representing the Department.

Before public comment opened for the item, at approximately 10:13 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 10:23 a.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

Before deliberation, at approximately 12:15 p.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 12:30 p.m. with Commission Vice President Choe and Commissioners Campbell, Hornstock, Leung, López-Ledesma, Mack, Perlman and Dake Wilson in attendance.

MOTION:

Commission President Millman put forth the actions below in conjunction with approval of the following Project with modifications as stated on the record:

DCP Recommendations and CPC Action:

In June 2021, the Department of City Planning transmitted its recommendation on the Proposed Project in its Department of City Planning Recommendation Report dated June 17, 2021 ("June 17, 2021 Recommendation Report"). The Recommendation Report included proposed resolution to amend the General Plan and proposed ordinances in Exhibits A (inclusive of A.1-A.7), B (B.1-B.10), and C (C.1, C.3) to the June 17, 2021 Recommendation Report.

On June 15, 2021, the Department of City Planning transmitted recommended technical modifications and corrections to the proposed ordinances attached to the June 17, 2021 Recommendation Report in Exhibits B.3, B.4, C.1 (DCP Modifications #1).

On June 17, 2021, the City Planning Commission held a public hearing on the Proposed Project and requested additional information from the Department of City Planning.

On August 26, 2021, the Department of City Planning transmitted a Supplemental Recommendation Report, dated August 26, 2021 (August 26, 2021 Supplemental Recommendation Report).

On September 21, 2021, the Department of City Planning transmitted recommended technical modifications and corrections to the proposed plans and ordinances attached to the June 17, 2021 Recommendation Report, including as amended by Modifications #1, to Exhibits A.1, B.1, B.3, B.4, C.1 (DCP Modifications #2).

¹At its meeting of September 23, 2021, the Los Angeles City Planning Commission took the actions below

¹ Note that references to processes in Chapter 1 of the LAMC may be updated upon adoption of the Processes and Procedures Ordinance (Council File 12-0460-S4), should it be adopted prior to City Council's adoption of the Proposed Project.

to recommend the City Council approve the Proposed Project as recommended by DCP, including as modified by DCP Modifications #1 and DCP Modifications #2, and with the additional modifications to the proposed plans and ordinances, as shown in Attachment 1, (CPC Modifications):

1. Approve the Staff June 17, 2021 Recommendation Report and August 26, 2021 Supplemental Recommendation Report in Exhibit A as the Commission Report;
2. Approve and Recommend, that the City Council adopt the Findings in the June 17, 2021 Recommendation Report, and directed staff to prepare Environmental Impact Report (EIR) Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration;
3. Recommend, that the City Council instruct the Director of City Planning to adopt Environmental Protection Measures pursuant to Division 4C.12 (Environmental Protection) of the New Zoning Code to implement the MMP;
4. Find, that the City Planning Commission has reviewed the Draft Environmental Impact Report (City EIR No. ENV-2017-433-EIR and State Clearinghouse No. 2017021024), as shown in Exhibit C.8;
5. Recommend, that the City Council adopt the Resolution in Exhibit C to certify the EIR, adopt EIR Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program;
6. Approve and Recommend, that the Mayor approve and the City Council adopt, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), the attached Resolution in Exhibit C to amend the General Plan:
 - a. Amend the General Plan Land Use Element and adopt the Plan Boundary Change Map to consolidate the Central City Community Plan Area and Central City North Community Plan Area into the new Downtown Plan Area as shown in Exhibit C.5, adopt the Downtown Community Plan as shown in Exhibit C.1, and adopt the General Plan Land Use Map for the Downtown Community Plan, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit C.3, and the General Plan Land Use Change Maps and Matrices as shown in Exhibit C.4;
 - b. Amend the Mobility Plan 2035 to reclassify selected streets and Enhanced Networks, as shown in Exhibit C.7; and
 - c. Amend the Citywide General Plan Framework Element, as shown in Exhibit C.6;
7. Approve and Recommend, that the City Council adopt, pursuant to City Charter Section 558 and LAMC Sections 12.04 and 12.32 the proposed ordinance to amend the Zoning Map, as shown in Exhibit D.2 (Zone Change Maps and Matrices);
8. Approve and Recommend, that the City Council adopt, pursuant to City Charter Section 558 and LAMC Sections 12.04, 12.32, 13.14.C, the proposed Downtown Community Plan Implementation Overlay (CPIO) District Ordinance, as shown in Exhibit D.1;
9. Approve and Recommend, that the City Council adopt, the proposed Downtown Community Benefits Trust Fund Ordinance, the Downtown Community Benefits Fee Ordinance, and the Downtown Affordable Housing Trust Fund Ordinance, as shown in Exhibits D.3, D.4, and D.7;
10. Approve and Recommend, that the City Council adopt, pursuant to City Charter Section 558 and LAMC Section 12.32.S, the proposed ordinance to amend the River Improvement Overlay (RIO) District Ordinance and the Greater Downtown Housing Incentive Ordinance, as shown in Exhibits D.5 and D.6;
11. Approve and Recommend, that the City Council adopt, the proposed Ordinance to rescind the Bunker Hill Specific Plan and the Downtown Design Guide, as shown in Exhibit D.8;
12. Approve and Recommend, that the City Council adopt, pursuant to and City Charter Section 558 and LAMC Section 12.32, the proposed Pipeline Parking Alignment Ordinance, as shown in Exhibit D.9;
13. Approve and Recommend that the City Council adopt, pursuant to City Charter Section 558 and LAMC Section 12.32, the proposed Community Plan Consolidation Ordinance, as shown in Exhibit D.10;
14. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits C.1, C.3, C.4, C.5, C.6, and C.7) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6, and the proposed zoning ordinances (Exhibit D.1-D.10 and E and E.2) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32;

15. Approve and Recommend, that the City Council adopt an ordinance to add new Articles 1 through 12, and Articles 14 and 15, to the new Chapter 1A and adopt the accompanying Zoning Code Maps (as established in new Division 1.4. [Zoning Code Maps] of Article 1 of the New Zoning Code) (Exhibits E. and E.2);
16. Adopt the Attachment 1 (CPC Modifications), including both Technical Modifications dated September 21, 2021 and September 22, 2021; and
17. Adopt the Findings.

[Exhibit A: Staff Recommendation Reports and Technical Modification Transmittals to the City Planning Commission](#)

[Exhibit B: City Charter, LAMC, and General Plan Findings](#)

[Exhibit C: Resolution Certifying EIR and Adopting General Plan Amendments](#)

[Exhibit C.1: Community Plan Text](#)

[Exhibit C.2: Existing General Plan Land Use Map](#)

[Exhibit C.3: Proposed General Plan Land Use Map](#)

[Exhibit C.4: General Plan Land Use Change Maps and Matrices](#)

[Exhibit C.5: Plan Boundary Change Map](#)

[Exhibit C.6: General Plan Framework Amendments](#)

[Exhibit C.7: Mobility Plan 2035 Amendments](#)

[Exhibit C.8: Environmental Impact Report, Technical Appendices and CEQA Findings](#)

[Exhibit D.1: Downtown Community Plan Implementation Overlay \(CPIO\)](#)

[Exhibit D.2: Zone Change Map and Matrices](#)

[Exhibit D.3: Community Benefits Trust Fund Ordinance](#)

[Exhibit D.4: Community Benefits Fee Ordinance](#)

[Exhibit D.5: River Improvement Overlay \(RIO\) amendments](#)

[Exhibit D.6: Greater Downtown Housing Incentive Ordinance amendments](#)

[Exhibit D.7: Downtown Affordable Housing Trust Fund establishing Ordinance](#)

[Exhibit D.8: Rescission of the Downtown Design Guide and Bunker Hill Specific Plan Ordinance](#)

[Exhibit D.9: Pipeline Parking Alignment Ordinance](#)

[Exhibit D.10: Community Plan Consolidation Ordinance](#)

[Exhibit E: CPC Recommendation Draft of the New Zoning Code](#)

[Exhibit E.1: Environmental Protection Measures Handbook](#)

[Exhibit E.2: Zoning Code Maps](#)

[Exhibit E.3: Zoning Code Evaluation Report](#)

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

Moved: Millman

Second: Leung

Ayes: Campbell, Choe, Hornstock, Lopez-Ledesma, Mack, Perlman, Dake Wilson

Vote: 9 – 0

MOTION PASSED

At approximately 4:34 p.m. Commission President Millman left the Zoom webinar/teleconference meeting.

Commission Vice-President Choe chaired the remainder of the Zoom webinar/teleconference meeting.

Before proceeding to open Item No. 6, Commissioner Campbell confirmed, for the record, that she listened to the audio for the previous meetings of July 8, 2021 and September 9, 2021.

ITEM NO. 6

CPC-2019-6289-GPA-ZC-HD

CEQA: ENV-2019-6290-MND

Plan Area: South Los Angeles Community Plan

Council District: 9 – Price, Jr.

**Last Day to Act: 09-23-21

Continued from: 07-08-21
09-09-21

PUBLIC HEARING – Completed April 2, 2021

PROJECT SITE: 640 – 700 West 27th Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Sergio Ibarra, City Planner and Michelle Singh, Senior City Planner, representing the Department; and Alfred Fraijo, representing the Applicant.

MOTION:

Commissioner Perlman moved to continue the item to a date certain of September 30, 2021. Commissioner Hornstock seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission Vice President Choe adjourned the meeting at 4:37 p.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

OCT 27 2022

CITY PLANNING DEPARTMENT
COMMISSION OFFICE