

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, NOVEMBER 8, 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 Central Los Angeles Area Planning Commission's November 8, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission Vice President Maleena Lawrence at 4:44 p.m. with Commissioners Kang and Lindgren present. Commissioner DelGado and Commission President Gold were absent.

Also in attendance were Deborah Kahen Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I, Linda Lou, Commission Office Manager, and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Senior City Planner Deborah Kahen gave the following report:
 - The Planning and Land Use Management Committee (PLUM) has recommended approval of several ordinances including the proposed Oil and Gas Drilling ordinance, the Transportation Demand Management program and the Slauson Corridor Transit Neighborhood Plan at its meeting on November 1st. PLUM recommended approval of these three items. They will now be moving forward to the next committee or to the City Attorney's Office for preparation as they move toward City Council for final adoption.
 - City Planning has hosted webinars regarding the proposed Deemed Approved ordinance on November 2nd, 2022. During the webinar staff presented background information about the ordinance, answered questions and received feedback. The ordinance will create operating standards for all existing businesses that began selling alcohol before the City required a conditional use permit in the 1970's and 1980's and do not currently have a CUP nor any existing conditions of approval to adhere to. The ordinance aims to adopt the minimum operating standards for these businesses and limit potential public safety impacts that would otherwise be addressed by CUP conditions. (CUP is Conditional Use Permits). Non-compliance with these regulations would result in actions up to and including a Conditional Use Permit to continue selling alcohol beverages. For more information, please visit our website at planning.lacity.org or contact Roberto.Luna@lacity.org
- **Deputy City Attorney Report:** Deputy City Attorney Ernesto Velazquez had no report.
- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests:** There were no requests made by the Commission.

- **Approval of the Minutes:** Commissioner Kang moved to approve the minutes of October 11, 2022 and October 25, 2022. The motion was seconded by Commissioner Lindgren and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no 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. 5

APCC-2021-10197-ZC

CEQA: ENV-2016-1081-MND-REC1

Plan Area: Central City North

Related Case: CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR

Council District: 14 – De Leon

****Last Day to Act: 11-14-22**

PUBLIC HEARING HELD

PROJECT SITE: 929 - 939 East 2nd Street

IN ATTENDANCE VIA TELECONFERENCE:

Stephanie Escobar, Planning Assistant, and Renata Ooms, City Planner, representing the Department; Jerry Neuman and Tracie Chu, DLA Piper, representing the Applicant.

MOTION:

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

The modification to an existing (Q) condition originally adopted in 2017 in association with Case No. CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR (Council File No. 17-0808) in order to allow for the development of a 124,233 square-foot commercial building in-lieu of the originally approved 102,679 square-foot commercial building.

The proposed project involves the addition to an existing 39,148 square-foot, two-story warehouse building with one subterranean level to permit an eight-story, approximately 131-foot high, 124,233 square-foot, commercial development providing space for offices (70,318 square feet), artist studios, photo studios, and screening rooms (17,265 square feet), event spaces (21,000 square feet), and a restaurant/lounge spaces on the first and eighth levels. The total proposed Floor Area Ratio (FAR) is 4.2 to 1. The project is providing parking to accommodate 270 vehicles and 61 bicycles contained within the existing basement level and ground floor level.

1. Determine, that based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Mitigated Negative Declaration, No. ENV-2016-1081-MND-REC1, adopted on June 8, 2017, ("Mitigated Negative Declaration"); and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated August 2022, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Approve, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change to modify the Qualified Classification at the Site to increase the maximum allowable in floor area from 102,679 square feet to 124,233 square feet;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 3 – 0

MOTION PASSED

Commissioner Kang re-opened Item No. 5 for reconsideration to correct the previous adopted motion.

MOTION:

Commissioner Kang moved to rescind the previous adopted motion and moved to reconsider Item No. 5. Commissioner Lindgren seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

APCC-2021-10197-ZC

CEQA: ENV-2016-1081-MND-REC1

Plan Area: Central City North

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PROJECT SITE: 929 - 939 East 2nd Street

IN ATTENDANCE VIA TELECONFERENCE:

Stephanie Escobar, Planning Assistant, and Renata Ooms, City Planner, representing the Department; Jerry Neuman and Tracie Chu, DLA Piper, representing the Applicant.

MOTION:

Commissioner Kang put forth the actions below in conjunction with the Modifications, including Staff's Technical Modification dated November 7, 2022, for approval of the following Project:

The modification to an existing (Q) condition originally adopted in 2017 in association with Case No. CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR (Council File No. 17-0808) in order to allow for the development of a 124,233 square-foot commercial building in-lieu of the originally approved 102,679 square-foot commercial building.

The proposed project involves the addition to an existing 39,148 square-foot, two-story warehouse building with one subterranean level to permit an eight-story, approximately 131-foot high, 124,233 square-foot, commercial development providing space for offices (70,318 square feet), artist studios, photo studios, and screening rooms (17,265 square feet), event spaces (21,000 square feet), and a restaurant/lounge spaces on the first and eighth levels. The total proposed Floor Area Ratio (FAR) is 4.2 to 1. The project is providing parking to accommodate 270 vehicles and 61 bicycles contained within the existing basement level and ground floor level.

1. Determine, that based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Mitigated Negative Declaration, No. ENV-2016-1081-MND-REC1, adopted on June 8, 2017, ("Mitigated Negative Declaration"); and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated August 2022, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Approve, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change to modify the Qualified Classification at the Site to increase the maximum allowable in floor area from 102,679 square feet to 124,233 square feet;
3. Adopt the Conditions of Approval; and
4. Adopt the Amended Findings.

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

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

Vote: 3 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

JAN 24 2023

CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business before the Commission, Commissioner Vice President Maleena Lawrence adjourned the meeting at 5:48 p.m.

Ilissa Gold

Ilissa Gold, President
Central Los Angeles Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19) for
Etta Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission