

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 11, 2024 REGULAR MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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.

The City Planning Commission regular meeting of January 11, 2024 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Samantha Millman called the meeting to order at 8:44 a.m. with Commission Vice President Monique Lawshe and Commissioners Maria Cabildo, Carline Choe, Ilissa Gold, Helen Leung, Karen Mack, and Jacob Noonan in attendance.

Commissioner Elizabeth Zamora was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Shana M. M. Bonstin and Lisa M. Webber, Deputy Directors, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Kinikia Gardner, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Marcos G. Godoy, Administrative Clerk, and Kiyarra Woodrick, Office Trainee.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers 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.

Before proceeding to open Item No. 6, Commission President Millman announced Commissioners Gold and Mack would be recusing themselves for the item.

ITEM NO. 6

CPC-2022-9266-CU

CEQA: ENV-2004-1950-EIR-ADD5

Plan Area: Northeast Los Angeles

Council District: 14 – de Leon

Last Day to Act: 01-11-24

Continued from: 10-12-23;10-26-23

11-02-23;12-07-23;

12-14-23

PUBLIC HEARING – Completed June 27, 2023

PROJECT SITE: 1590 North Eastlake Avenue; 1425 – 1501 North San Pablo Street;
1540 – 1580 East Alcazar Street

IN ATTENDANCE:

Esther Ahn, City Planner and Heather Bleemers, Senior City Planner, representing the Planning Department.

MOTION:

Commissioner Noonan moved to continue the matter to a date certain of March 14, 2024. Commissioner Cabildo seconded the motion and the vote proceeded as follows:

Moved: Noonan
Second: Cabildo
Ayes: Choe, Leung, Lawshe, Millman
Recuse: Gold, Mack
Absent: Zamora

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item No. 7, Commission President Millman announced that Commissioners Gold and Mack rejoined the meeting.

Commission Vice President Lawshe and Commissioners Leung and Noonan confirmed on the record, that they listened to the audio for the previous meeting held on April 20, 2023 for Item No. 7.

Commission President Lawshe also announced that simultaneous Spanish translation was available for public comment for Item No. 7.

ITEM NO. 7

CPC-2016-2905-CPU-M1

CEQA: ENV-2016-2906-EIR

Plan Area: Boyle Heights

Related Cases: CPC-2014-1582-CA; CPC-2016-2905-CPU

Council District: 14 – de Leon

Last Day to Act: 02-10-24

PUBLIC HEARING HELD

PROJECT SITE:

The Boyle Heights Community Plan Area (CPA) is located immediately east of Downtown Los Angeles and the Los Angeles River and rail corridor and encompasses an area of approximately 4,271 acres (approximately 6.67 square miles). The Boyle Heights CPA is roughly bounded by the San Bernardino Freeway (I-10 Freeway) and Marengo Street to the north, the Union Pacific and Santa Fe Railroad lines to the south, Indiana Street to the east, and the Los Angeles River to the west. The southern and eastern borders of the CPA align with the city limits of Los Angeles adjoining the City of Vernon located to the south and the unincorporated community of East Los Angeles located to the east of the CPA, with a small area of the Southeast corner of the CPA aligning with the City of Commerce. Located to the north are the Los Angeles communities of Lincoln Heights, El Sereno, and Ramona Gardens, and located to the west are the industrial districts and public facilities of Downtown, which includes the Arts District. *The location of the City Council's approved modifications is an industrial district that is generally bounded by the 101 Freeway to the north, Mission Road, Utah St and Clarence St to the east, 7th Street to the South, and the Los Angeles River and Myers Street to the west.*

IN ATTENDANCE:

Oswaldo Garcia, City Planning Associate, Ernesto Gonzalez, City Planning Associate, Andrew Pasillas, City Planner, Ulises Gonzalez, Senior City Planner, Craig Weber, Principal City Planner and Shana M. M. Bonstin, Deputy Director, representing the Planning Department.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following project, as stated on the record:

Modifications to the proposed Boyle Heights Community Plan (Proposed Plan) initially acted upon by the City Planning Commission on April 20, 2023. The Proposed Plan includes amending both the text of the Boyle Heights Community Plan and the General Plan Land Use Map of the Boyle Heights Community Plan. The Proposed Plan also includes the adoption several zoning ordinances to implement the updates to the Community Plan, including adding new zoning districts and other zoning provisions to Chapter 1A of the New Zoning Code, as well as rezoning all parcels in the CPA to regulate specific uses and apply objective development standards (including height of structures, Floor Area Ratios [FAR], site configuration) using the New Zoning Code. Additional zoning ordinances include a Community Plan Implementation Overlay (CPIO) District, amendments to the River Improvement Overlay (RIO) District and the Clean Up Green Up (CUGU) Overlay, and an amendment to the Adelante Eastside Redevelopment Plan, and related amendments to the General Plan, including the Framework Element and Mobility Plan necessary to implement the Plan. *The City Council's approved modifications to the Proposed Plan are General Plan Amendments, including Land Use Map amendments, Land Use Element plan text*

amendments, and amendments to the Framework Element.

1. Recommend that the Mayor disapprove the City Council approved modifications to the General Plan Land Use Map and General Plan Land Use Change Maps and Matrices (see Exhibits D.1, D.2);
2. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report ENV-2016-2905-EIR (State Clearinghouse No. 2016091010) in the City Council's determination approving the modifications to the Proposed Plan (Alternative 3 in the DEIR) and transmit the EIR to the City Council for certification;
3. Recommend that the City Council find that the modifications approved by the City Council on December 12, 2023, do not constitute significant new information under CEQA Guidelines Section 15088.5 and certify and adopt the Environmental Impact Report ENV-2016-2905-EIR (State Clearinghouse No. 2016091010) in its determination approving the Recommended Plan, as modified (Alternative 3 in the DEIR);
4. Conduct a public hearing on January 11, 2024 on the Council's modifications to the Proposed Plan acted upon by the CPC on April 20, 2023, as described in this Staff Recommendation Report;
5. Approve and Recommend that the Mayor approve and recommend the City Council adopt the attached modifications to the Boyle Heights Community Plan Resolution, Community Plan (Policy Document), the General Plan Land Use Change Maps and Matrices, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes (see Exhibits C.1, C.2, C.3, C.4, and C.5), amending the Boyle Heights Community Plan and Framework Element as part of the General Plan Elements of the City of Los Angeles;
6. Authorize the Director of Planning to present the resolution, Community Plan (Policy Document) and General Plan Amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter;
7. Authorize the Director of Planning to make refinements to the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes, and other geographic visual elements, as necessary to implement the General Plan Land Use Map recommended by CPC;
8. Approve this Staff Recommendation Report as a portion of the Commission Report and reaffirmed the Commission's prior April 20, 2023 approval, except where superseded by this report, and including all recommended actions and thereby recommended the Proposed Plan in its entirety with the modifications enumerated in Attachment 1; and
9. Approve and Recommend that the City Council adopt the Findings, as modified, and direct staff to prepare additional environmental findings for City Council Consideration, including Staff's Technical Modification dated January 9, 2024.

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

Moved: Millman
Second: Cabildo
Ayes: Choe, Gold, Lawshe, Leung, Mack, Noonan
Absent: Zamora

Vote: 8 – 0

MOTION PASSED

At approximately 10:58 a.m. Commission President Millman recessed the meeting. Commission President Millman reconvened the meeting at 11:10 a.m. with Commission Vice President Lawshe and Commissioners Cabildo, Choe, Gold, Leung, Mack, and Noonan in attendance.

ITEM NO. 8

CPC-2023-4983-DB-PHP-HCA

CEQA: ENV-2023-4984-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 01-13-24

PUBLIC HEARING – Completed December 12, 2023

PROJECT SITE: 1346 North Fairfax Avenue

IN ATTENDANCE:

Chi Dang, City Planner and Jane Choi, Principal City Planner, representing the Planning Department; Jason Grant, Applicant; and Emma Howard representing Council District 13 on behalf of Councilmember Soto-Martinez.

MOTION:

Commissioner Noonan moved to put forth the actions below in conjunction with approval of the following project, with Modifications, as stated on the record:

Demolition of an existing one-story single-family dwelling and the construction of a new, approximately 14,143 square foot, 44 feet in height, 100 percent affordable four-story residential apartment building containing 26 residential units with 20 units set aside for Low Income Households, five units set aside for Moderate Income Households and one manager's unit, utilizing the State Density Bonus Program. The Project does not propose vehicular or bicycle parking and no Open Space is provided. The Project proposes the removal of six non-protected on-site trees. One existing street tree is not proposed for removal and will be maintained.

1. Determine, that based on the whole of the administrative record, the Project is exempt from 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. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC) and Government Code Section 65915, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a housing development project totaling 26 dwelling units, reserving 20 units for Low Income Households and five units for Moderate Income Households for a period for 55 years, with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 1.995:1 in lieu of the otherwise permitted 0.45:1 in the R1-1 Zone;
 - b. An Off-Menu Incentive to allow a 100 percent reduction in required Open Space;
 - c. An Off-Menu Incentive to allow a 29 percent northerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
 - d. An Off-Menu Incentive to allow a 100 percent reduction in the required Bicycle parking requirements;
 - e. A Waiver of Development Standard to allow a 29 percent southerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
 - f. A Waiver of Development Standard for a reduction in the Building Line 15 feet required to 10 feet;
 - g. A Waiver of Development Standard from an Encroachment Plane requirement pursuant to LAMC 12.08.C.5;
 - h. A Waiver of Development Standard from a R1 Zone Side Wall Plane Break requirement pursuant to LAMC Section 12.08.2; and
 - i. A Waiver of Development Standard from Roof Deck Setback requirement pursuant LAMC Section 12.08.C.2;
3. Adopt the Conditions of Approval, including Staff's Technical Modification dated January 8, 2024; and

4. Adopt the Findings.

Commission Vice President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Noonan
Second: Lawshe
Ayes: Cabildo, Choe, Gold, Leung, Mack, Millman
Absent: Zamora

Vote: 8 – 0

MOTION PASSED

ITEM NO. 9

CPC-2023-5116-DB-PHP-HCA

CEQA: ENV-2023-5117-CE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 01-13-24

PUBLIC HEARING – Completed December 12, 2023

PROJECT SITE: 1332 North Fairfax Avenue

IN ATTENDANCE:

Chi Dang, City Planner and Jane Choi, Principal City Planner, representing the Planning Department; Jason Grant, Applicant; and Emma Howard representing Council District 13 on behalf of Councilmember Soto-Martinez.

MOTION:

Commissioner Mack moved to put forth the actions below in conjunction with approval of the following project, with Modifications, as stated on the record:

Demolition of an existing one-story single-family dwelling and the construction of a new, approximately 14,111 square foot, 45 feet in height, 100 percent affordable four-story residential apartment building containing 26 residential units with 20 units set aside for Low Income Households, five units set aside for Moderate Income Households and one manager's unit, utilizing the State Density Bonus Program. The Project does not propose vehicular or bicycle parking and no Open Space is provided. The Project proposes the removal of seven non-protected on-site trees. One existing street tree is not proposed for removal and will be maintained.

1. Determine, that based on the whole of the administrative record, the Project is exempt from 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. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC) and Government Code Section 65915, a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a housing development project totaling 26 dwelling units, reserving 20 units for Low Income Households and five units for Moderate Income Households for a period for 55 years, with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to 2.032:1 in lieu of the otherwise permitted 0.45:1 in the R1-1 Zone; and
 - b. An Off-Menu Incentive to allow a reduction in the Building Line 15 feet required to 10 feet;
 - c. An Off-Menu Incentive to allow a 29 percent northerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;

- d. An Off-Menu Incentive to allow a 29 percent southerly side yard setback reduction to allow a side yard setback of five feet in lieu of the otherwise required seven feet in the R1-1 Zone;
 - e. A Waiver of Development Standards to allow a 100 percent reduction in the required Bicycle parking;
 - f. A Waiver of Development Standard for a 100 percent reduction in required Open Space;
 - g. A Waiver of Development Standard from an Encroachment Plane requirement pursuant to LAMC 12.08.C.5;
 - h. A Waiver of Development Standard from a R1 Zone Side Wall Plane Break requirement pursuant to LAMC Section 12.08.2; and
 - i. A Waiver of Development Standard from a Roof Deck Setback requirement pursuant to LAMC Section 12.08.C.2;
3. Adopt the Conditions of Approval, including Staff's Technical Modification dated January 8, 2024; and
 4. Adopt the Findings.

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

Moved: Mack
Second: Gold
Ayes: Cabildo, Choe, Lawshe, Leung, Millman, Noonan
Absent: Zamora

Vote: 8 – 0

MOTION PASSED

Before proceeding to open Item No. 10, Commission President Millman announced Commissioner Gold would be recusing herself for Item No. 10.

ITEM NO. 10

DIR-2022-2279-TOC-SPR-VHCA-1A

CEQA: ENV-2022-2280-SCEA

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

Last Day to Act: 01-11-24

PUBLIC HEARING HELD

PROJECT SITE: 1022 – 1066 South La Cienega Boulevard

IN ATTENDANCE:

More Song, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Will Sypes, Applicant, and Dave Rand, representing the Applicant; Aidan Marshall representing Appellant #1, Jamie T. Hall, representing Appellants #2, 3 and 4; and Jennifer Torres representing Council District 5 on behalf of Councilmember Yaroslavsky.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following project, with Modifications, as stated on the record:

Construction, use, and maintenance of a new 24-story mixed-use residential and commercial building with 290 units, including 29 units reserved for Extremely Low Income households, and approximately 4,100 square feet of commercial space on the ground floor. The Project proposes to provide 412 vehicle parking spaces.

1. Find based on the whole of the record and in an independent judgment, the project was analyzed in the Sustainable Communities Environmental Assessment No. ENV-2022-2280-SCEA ("SCEA")

adopted by the City Council on November 22, 2022, and adopt the mitigation measures and Mitigation Monitoring Program for the Project;

2. Find that the City Council previously held a public hearing and adopted the SCEA on November 22, 2022; that the Applicant subsequently proposed minor changes to the Project, which include moving the tower structure south on the Project Site, reducing its height, reducing the commercial development, increasing open space, and reducing the parking count (the Revised Project); that as supported in the whole of the record, the changes proposed in the Revised Project do not affect the analyses or significance conclusions set forth in the SCEA, nor do the minor changes trigger any of the circumstances in CEQA Guidelines section 15073.5 that would require recirculation; that all mitigation measures have been incorporated into the project conditions of approval; and adopt the SCEA findings adopted by the City Council as those of the City Planning Commission
3. Deny the appeals in part and grant the appeals in part and sustain the Planning Director's Determination dated September 21, 2023;
4. Approve, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 45 percent increase in density and an increase in Floor Area Ratio (FAR) up to a maximum FAR of 3.75:1 for a qualifying project in a Commercial Zone, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following one incentive for a qualifying Tier 3 project totaling 290 dwelling units, reserving a minimum of 29 units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Yards/Setbacks. Utilization of the side yard setback requirements of the RAS3 Zone for a project in a commercial zone;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development creating 50 or more residential dwelling units;
6. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated January 8, 2024; and
7. Adopt the Findings.

Commission Vice President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Lawshe
Ayes: Cabildo, Choe, Leung, Mack, Noonan
Recuse: Gold
Absent: Zamora

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 2:22 p.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Samantha Millman, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 12 2024

CITY PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT OFFICE