

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 26, 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 September 26, 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 Monique Lawshe called the meeting to order at 8:44 a.m. with and Commissioners Maria Cabildo, Carolina Choe, Martina Diaz, Karen Mack, Michael Newhouse, and Jacob Saitman in attendance.

Commission Vice President Elizabeth Zamora was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Haydee Urita-Lopez, Arthi Varma, and Lisa M. Webber, Deputy Directors, and Amy Brothers, Oscar Medellin, Parissh Knox, and Kimberli Huangfu, Deputy City Attorneys. Commission Office Staff participation included Cecilia Lamas, Commission Executive Assistant II, Ari Briski, Commission Office Manager, Marcos G. Godoy, Denise Chavez, and Kiyarra Woodrick, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Election of Officers
Commissioner Cabildo nominated Monique Lawshe for Commission President. Commissioner Mack seconded the motion and the vote proceeded as follows:

Moved: Cabildo
Second: Mack
Ayes: Choe, Diaz, Klein, Lawshe, Saitman, Newhouse
Absent: Zamora

Vote: 8 – 0

MOTION PASSED

Commissioner Cabildo nominated Michael Newhouse for Commission Vice President. Commissioner Diaz seconded the motion and the vote proceeded as follows:

Moved: Cabildo
Second: Diaz
Ayes: Choe, Klein, Lawshe, Mack, Saitman, Newhouse
Absent: Zamora

Vote: 8 – 0

MOTION PASSED

- 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

No 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 consent items on the consent calendar.

ITEM NO. 6

CPC-2024-388-CA

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2
Plan Area: Citywide

Council District: All
Last Day to Act: 11-30-24

PUBLIC HEARING – Completed July 25, 2024

PROJECT SITE: Citywide

IN ATTENDANCE:

Arthi Varma, Deputy Director, Jenna Monterrosa, Principal City Planner, Matthew Glesne, Senior City Planner, Julia Heidelman, City Planner, Peter Monti, Planning Assistant and Omar Galicia Planning Assistant, representing the Planning Department; Tricia Keena, Assistant General Manager, representing the Los Angeles Housing Department; Emma Howard representing Council District 13 on behalf of Councilmember Soto-Martinez; and Helene Rotolo representing Council District 1 on behalf of Councilmember Hernandez.

At approximately 11:26 a.m. after staff's presentation, Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 11:48 a.m. with Commission Vice President Newhouse and Commissioners Cabildo, Choe, Diaz, Klein, Mack and Saitman in attendance.

At approximately 1:44 p.m. after the in-person public testimony was completed, Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 2:11 p.m. with Commission Vice President Newhouse and Commissioners Cabildo, Choe, Diaz, Klein, Mack and Saitman in attendance.

MOTION:

Commissioner Cabildo moved to put forth the actions below in conjunction with the following Code Amendment, with Modifications, as stated on the record:

An ordinance to amend Sections 12.03, 12.22, 12.24, 14.00, and 19.18 in Chapter 1; add Sections 16.60 and 16.61 in Chapter 1; revise Articles 4 and 14 in Chapter 1A; and remove sections 51.31, 51.32, 51.33, 51.34 and 51.35 from Chapter 4 for the purpose of codifying housing replacement requirements, strengthening occupant protections, complying with state housing law and establishing reasonable regulations regarding affordable housing development for the protection of residents citywide.

1. Recommend the City Council find, based on the whole of the record in the independent judgment of the decisionmaker, that the Resident Protections Ordinance was assessed in the adopted Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, "EIR"); adopt Addendum No. 2; determine that pursuant to CEQA Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required; and adopt the Mitigation Monitoring Program;
2. Recommend, that the City Council adopt, pursuant to Sections 13B.1.3 of the Los Angeles Municipal Code (LAMC), the proposed Resident Protections Ordinance (Exhibit A), as modified by the Technical Modifications dated September 25, 2024; to amend the Zoning Code and Public Welfare Code including amendments to Chapter 1, Chapter 1A, and Chapter 4 of the Los Angeles Municipal Code, including revisions to Sections 12.03, 12.22, 12.24, 14.00, and 19.18, and any related Code sections of Chapter 1, the additions of Sections 16.60 and 16.61 in Chapter 1, and revisions to Articles 4, 14, and any other related Code sections in Chapter 1A; and the removal of Sections 51.31, 51.32, 51.33, 51.34 and 51.35 from Chapter 4;
3. Recommend that the City Council adopt, pursuant to Los Angeles Municipal Code 12.22 A.25 and Charter Section 550 and 551, a Resolution to Amend the "Affordable Housing Incentives Guidelines" (Exhibit B.1) and approve the proposed Fair Housing Requirements for Affordable Housing (Exhibit B.2);
4. Request the City Planning Department prepare an ordinance to incorporate the proposed Resident Protections Ordinance, which amends LAMC Chapter 1, identified in Action Item 2 into Chapter 1A of the LAMC (New Zoning Code), subject to the policy changes described in the Staff Recommendation Report and in conformance with the format and style of the New Zoning Code; and Recommend the City Council adopt this Chapter 1A version of the Resident Protection Ordinance;
5. Request the City Planning Department prepare a future report back to the City Planning Commission on the feasibility of increasing the 1:1 ratio for replacement requirements for RSO units, including potential options, their impact on project feasibility, and any input from the state department of Housing and Community Development (HCD) regarding Housing Element compliance;
6. Request the Los Angeles Housing Department prepare a future report back to the City Planning Commission with additional details on the plans, staffing and resources needed to enforce the protections provided to tenants under the Resident Protections Ordinance;
7. Adopt the Staff Recommendation Report with modifications dated September 24, 2024, as the Commission's report on the subject; and
8. Adopt the Findings.

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

Moved: Cabildo
Second: Mack
Ayes: Choe, Diaz, Klein, Lawshe, Newhouse, Saitman
Absent: Zamora

Vote: 8 – 0

MOTION PASSED

At approximately 3:43 p.m. before proceeding to open Item No. 7, Commission President Lawshe announced Commissioner Mack left the meeting.

ITEM NO. 7

CPC-2023-7068-CA

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2

Plan Area: Citywide

Council District: All
Last Day to Act: 11-30-24

PUBLIC HEARING – Completed July 25, 2024

PROJECT SITE: Citywide

IN ATTENDANCE:

Arthi Varma, Deputy Director, Jenna Monterrosa, Principal City Planner, Blair Smith, Senior City Planner, Theadora Trindle, City Planner, Wajiha Ibrahim, City Planner, Erika Cui, City Planner, Abigail Thomas, Planning Assistant and Alisanne Meyers, Planning Assistant representing the Planning Department; Emma Howard representing Council District 13 on behalf of Councilmember Soto-Martinez; and Helene Rotolo representing Council District 1 on behalf of Councilmember Hernandez.

At approximately 4:20 p.m. Commissioner Choe left the meeting.

MOTION:

Commissioner Diaz moved to put forth the actions below in conjunction with the following Code Amendment, as stated on the record:

An ordinance to amend Chapter 1 and Chapter 1A of the Los Angeles Municipal Code, including revisions to Sections 12.03, 12.21, 12.22, 12.24, 13.09, 13.15, 14.00, 14.5.4, 16.05, 19.01, 19.14, 19.18, and any related Code sections and the addition of Sections 11.5.15 in Chapter 1 and revisions to Articles 2, 4, 8, 9, 13, and any related code sections of Chapter 1A; and a technical amendment to Section 151.28 of Chapter 15.

The ordinance proposes streamlined project review procedures and new local density bonus incentives for eligible project types including citywide incentives, transit incentives, high opportunity incentives, 100 percent affordable housing incentives, public land incentives, faith-based development incentives, unified adaptive reuse incentives, and other tailored incentives to implement state law. The program overall prioritizes expanding access to affordable housing near transit, jobs, along corridors, and in Higher Opportunity Areas.

1. Recommend the City Council find, based on the whole of the record in the independent judgment of the decisionmaker, that the CHIP Ordinance was assessed in the adopted Housing Element

Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, "EIR"); adopt Addendum No. 2; determine that pursuant to CEQA Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required; and adopt the Mitigation Monitoring Program;

2. Approve and Recommend that the City Council adopt, pursuant to Sections 13B.1.3 of the Los Angeles Municipal Code (LAMC), the proposed CHIP Ordinance (Exhibit A), as modified by the Technical Modifications dated September 24, 2024, to amend the Zoning Code including amendments to Chapter 1, Chapter 1A, and Chapter 15 of the Los Angeles Municipal Code, including revisions to sections 12.03, 12.21, 12.22, 12.24, 13.09, 13.15, 14.00, 14.5.4, 16.05, 19.01, 19.14, 19.18, and any related Code sections of Chapter 1; the addition of Section 11.5.15 in Chapter 1; and revisions to Articles 2, 8, 9, and 13, and any other related Code sections of Chapter 1A; and a technical amendment to Section 151.28 of Chapter 15;
3. Recommend that the City Council instruct the Director of City Planning to prepare the Environmental Protection Measures Handbook shown in Exhibit C;
4. Request that the City Planning Department prepare an ordinance to incorporate the proposed CHIP Ordinance, which amends LAMC Chapter 1 identified in Action Item 2 into Chapter 1A of the LAMC (New Zoning Code), subject to the policy changes described in the Staff Recommendation Report and in conformance with the format and style of the New Zoning Code; and recommend the City Council adopt this Chapter 1A version of the proposed CHIP Ordinance;
5. Adopt the Staff Recommendation Report with modifications dated September 24, 2024, as the Commission's report on the subject; and
6. Adopt the Amended Findings.

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

Moved: Diaz
Second: Lawshe
Ayes: Cabildo, Klein, Newhouse, Saitman
Absent: Choe, Mack, Zamora

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2024-387-CA

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2
Plan Area: Citywide

Council District: All
Last Day to Act: 11-30-24

PUBLIC HEARING – Completed July 25, 2024

PROJECT SITE: Citywide

IN ATTENDANCE:

Arthi Varma, Deputy Director, Jenna Monterrosa, Principal City Planner, Matthew Glesne, Senior City Planner, Jeanalee Obergfell, City Planner and Kevin Fulton, City Planning Associate representing the Planning Department; Emma Howard representing Council District 13 on behalf of Councilmember Soto-Martinez; and Helene Rotolo representing Council District 1 on behalf of Councilmember Hernandez.

MOTION:

Commission President Lawshe moved to put forth the actions below in conjunction with the following Code Amendment, as stated on the record:

An ordinance amending Sections 12.09.1, 12.10, 12.10.5, 12.11, 12.11.5, 12.12, 12.12.2, 12.13, 12.13.5, 12.14, 12.16, 12.17, 12.17.1, add Section 16.70 and 12.22 C28. in Chapter 1; and revise Articles 1, 6, and 9 of Chapter 1A to apply housing element law requirements on sites related to the Housing Element of the General Plan.

1. Recommend the City Council find, based on the whole of the record in the independent judgment of the decisionmaker, that the Housing Element Sites and Minimum Density (HESMD) Ordinance was assessed in the adopted Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, "EIR"); adopt Addendum No. 2; determine that pursuant to CEQA Guidelines section 15162 and 15164, no subsequent or supplemental EIR is required; and adopt the Mitigation Monitoring Program;
2. Recommend, that the City Council adopt, pursuant to Sections 13B.1.3 of the Los Angeles Municipal Code, the proposed HESMD Ordinance, as modified by the Technical Modifications dated September 24th, 2024; to amend the Zoning Code including amendments to Chapter 1 and 1A of the Los Angeles Municipal Code, including revisions to sections 12.09.1, 12.10, 12.10.5, 12.11, 12.11.5, 12.12, 12.12.2, 12.13, 12.13.5, 12.14, 12.16, 12.17, 12.17.1, and any related Code sections of Chapter 1; the addition of Section 16.70 and 12.22 C28 in Chapter 1; and revisions to Articles 1, 6, 9, and any other related Code sections of Chapter 1A;
3. Request the City Planning Department prepare an ordinance to incorporate the proposed HESMD Ordinance, which amends LAMC Chapter 1 identified in Action Item 2 into the Chapter 1A of the LAMC (New Zoning Code), subject to the policy changes described in the Staff Recommendation Report and in conformance with the format and style of the New Zoning Code; and recommend the City Council adopt this Chapter 1A version of the HESMD Ordinance.
4. Recommend the City Council adopt the Inventory of Lower Income Rezoning sites by City Council Resolution in Exhibit E;
5. Adopt the Staff Recommendation Report with modifications dated September 24, 2024, as the Commission's report on the subject; and
6. Adopt the Findings.

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

Moved: Lawshe
Second: Klein
Ayes: Cabildo, Diaz, Newhouse, Saitman
Absent: Choe, Mack, Zamora

Vote: 6 – 0

MOTION PASSED

ADOPTED
CITY OF LOS ANGELES

MAR 27 2025

CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business before the Commission, President Lawshe adjourned the meeting at 4:31 p.m.



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



Monique Lawshe, President
Los Angeles City Planning Commission