

**OFFICIAL MINUTES**  
CITY OF LOS ANGELES  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 11, 2016, after 8:30 a.m.  
PUBLIC WORKS BOARD ROOM 350  
200 N. SPRING STREET, LOS ANGELES CALIFORNIA 91401

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ON THE INTERNET AT **<http://www.planning.lacity.org>**.

The meeting was called to order by Commission President David Ambroz at 8:30 a.m.  
Commissioners present: Choe, Katz, Mack, Millman, Padilla, Perlman, Dake-Wilson  
Commissioners absent: Ahn

**1. DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports: Director of Planning Vincent Bertoni highlighted the Hybrid Industrial Zone
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom, Deputy City Attorney had no report.
- C. Other items of interest

**2. COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – January 28, 2016

**Motion:** To approve the Minutes of Meeting for January 28, 2016.

Moved: Mack  
Seconded: Millman  
Ayes: Ambroz, Perlman, Dake-Wilson  
Absent: Ahn, Choe, Katz, Padilla

**Vote:** 5 – 0

**3. PUBLIC COMMENT PERIOD**

No speakers

4. CPC-2015-1703-DB-SPR  
CEQA: ENV-2015-1705-MND  
Plan Area: Wilshire

Council District: 1 – Cedillo  
Expiration Date: 2-29-16  
Appeal Status: Appealable to City Council,  
Off-Menu Density Bonus is not appealable

**PUBLIC HEARING** – Completed on December 23, 2015

**Location:** 2972 W. 7<sup>th</sup> STREET

**Proposed Project:**

The construction of a mixed-use building with 180 apartment units and 15,000 square feet of ground floor commercial use. The building will be 6 stories (62 feet) tall and encompass about 160,500 square feet of floor area. An existing 28,900-square foot commercial building will be demolished. The project will provide 206 automobile parking spaces in one level of ground floor and one level of subterranean parking, 214 bicycle parking spaces, and 18,418 square feet of open space. The project will contain fifteen (15) restricted affordable units for Very Low Income tenants for a period of 55 years. This is 11 percent of the base density, 133 units, permitted by the C2-1 zone. The applicant proposes to utilize a 35% Density Bonus increase, which allows a total of 180 units in lieu of the maximum density permitted by right, and Parking Option 1. Additionally, the applicant requests two off-menu development waivers for relief from regulations that are not listed as on-menu Density Bonus Affordable Housing Incentives: 1) relief from the Wilshire Community Plan Map Footnote #5, which limits the C2 zone with Neighborhood Commercial Land Use to Height District 1 - a Floor Area Ratio (FAR) of 1.5:1; and 2) an increase in FAR from 1.5:1 to 3:1. The applicant must request an off-menu incentive to increase the FAR, as it exceeds the maximum 35% increase allowed per LAMC Section 12.22 A.25 (f)(4)(i) and does not front on a Major Highway as identified in the City's General Plan per Section 12.22 A.25 (f)(4)(ii).

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, a Mitigated Negative Declaration No. **ENV-2015-1705-MND** and Mitigation Monitoring Program (MMP) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus approval to permit a 180-unit rental housing development, with 15 units (11%) of the base 133 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1.
  - a. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive for relief from the Wilshire Community Plan Footnote #5, which limits the C2 zone with Neighborhood Commercial Land Use to Height District 1 (Floor Area Ratio of 1.5:1).
  - b. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit more than a 35% increase in the Floor Area Ratio, not to exceed 3:1 in lieu of the otherwise allowable maximum of 1.5:1.
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more residential units.

**Applicant:** Datum Development, LLC  
Representative: Christopher Pak, Archeon Group

**Recommended Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2015-1705-MND** and the Mitigation Monitoring Program (MMP) for ENV-2015-1705-MND, for the above referenced project.

2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22 A.25, approve a Density Bonus Affordable Housing Incentive to permit a 180-unit rental housing development, with 15 units (11%) of the base 133 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1.
  - a. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive for relief from the Wilshire Community Plan Footnote #5, which limits the C2 zone with Neighborhood Commercial Land Use to Height District 1 (Floor Area Ratio to 1.5:1).
  - b. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit more than a 35% increase in the Floor Area Ratio, not to exceed 3:1 in lieu of the otherwise allowable maximum of 1.5:1.
3. Pursuant to Section 16.05 of the Municipal Code, approve a Site Plan Review for a project which results in an increase of 50 or more residential units.

**Staff:** Debbie Lawrence, Hearing Officer (213) 978-1163

**Motion:** To approve the project as recommended by staff with modifications.

Moved: Choe  
 Seconded: Katz  
 Ayes: Ambroz, Mack, Millman, Padilla, Perlman, Dake-Wilson  
 Absent: Ahn

**Vote:** 8 – 0

**5. CPC-2016-11-CA**

CEQA: N/A

Plan Areas: All

Related Case: CPC-2016-12-CA

Council Districts: All

Expiration Date: N/A

Appeal Status: N/A

**PUBLIC HEARING**

**Location:** City Wide

**Proposed Project:**

The proposed Homelessness Emergency ordinance (Exhibits A) amends Sections 12.03, 12.80 and 12.81 of the Los Angeles Municipal Code (LAMC) for the purpose of more quickly establishing homeless shelters during a shelter crisis. This includes broadening the definition of “shelter for the homeless” to include greater types of facilities and providers as well as better aligning City and State law in order to streamline the process for a Mayoral or City Council declaration of shelter crisis and allow the efficient establishment of temporary homeless emergency shelters in response to that declaration.

**Applicant:** Los Angeles Department of City Planning

**Recommended Actions:**

1. Approve the proposed ordinances and recommend their adoption by City Council.
2. Adopt the staff report as its report on the subject.
3. Adopt the Findings.
4. Approve and recommend that the City Council, based on the whole of the administrative record, determine that the ordinance is not a Project pursuant to the California Environmental Quality Act (CEQA Guidelines Section 15378, and/or the ordinance is exempt under California Public

Resources Code Sections 21080(b)(4) and 21060.3 and CEQA Guideline Sections 15301, 15303, 15306 and 15332) and that none of the exceptions under 15300.2 apply.

**Staff:** Matthew Glesne, City Planning Associate (213) 978-2666

**Motion:** To approve the project as recommended by staff with technical corrections.

Moved: Ambroz  
Seconded: Mack  
Ayes: Choe, Katz, Millman, Padilla, Perlman, Dake-Wilson  
Absent: Ahn

**Vote:** 8 – 0

6. CPC-2016-12-CA Council Districts: All  
CEQA: N/A Expiration Date: N/A  
Plan Areas: All Appeal Status: N/A  
Related Case: CPC-2016-11-CA

## **PUBLIC HEARING**

**Location:** City Wide

### **Proposed Project:**

The proposed Homelessness Emergency ordinance (Exhibit B) adds Section 12.82 to the Los Angeles Municipal Code (LAMC) for the purpose of more quickly establishing homeless shelters during a shelter crisis. This includes broadening the definition of “shelter for the homeless” to include greater types of facilities and providers as well as better aligning City and State law in order to streamline the process for a Mayoral or City Council declaration of shelter crisis and allow the efficient establishment of temporary homeless emergency shelters in response to that declaration.

**Applicant:** Los Angeles Department of City Planning

### **Recommended Actions:**

1. Approve the proposed ordinances and recommend their adoption by City Council.
2. Adopt the staff report as its report on the subject.
3. Adopt the Findings.
4. Approve and recommend that the City Council, based on the whole of the administrative record, determine that the ordinance is not a Project pursuant to the California Environmental Quality Act (CEQA Guidelines Section 15378, and/or the ordinance is exempt under California Public Resources Code Sections 21080(b)(4) and 21060.3 and CEQA Guideline Sections 15301, 15303, 15306 and 15332) and that none of the exceptions under 15300.2 apply.

**Staff:** Matthew Glesne, City Planning Associate (213) 978-2666

**Motion:** To approve the project as recommended by staff with technical corrections.

Moved: Ambroz  
Seconded: Mack  
Ayes: Choe, Katz, Millman, Padilla, Perlman, Dake-Wilson  
Absent: Ahn

**Vote:** 8 – 0

7. CPC-2013-910-GPA-SP-CA-MS-C-M2  
CEQA: ENV-2013-911-EIR-ADD2  
Plan Areas: All

Council Districts: All  
Expiration Date: N/A  
Appeal Status: N/A

**PUBLIC HEARING**

**Location:** City Wide

**Proposed Project:**  
Amendments to the Mobility Plan 2035

**Applicant:** Los Angeles Department of City Planning

**Recommended Actions:**

1. Conduct a public hearing on the proposed project.
2. Approve the staff report as the Commission's Report.
3. Recommend that the City Council find, based on its independent judgment, after consideration of the entire administrative record, including the Mobility Plan EIR, EIR No. ENV-2013-911-EIR; SCH No. 2013041012, certified on August 11, 2015 ("Final EIR"), First Addendum, No. ENV- 2013-0911-ADD1, and the Second Addendum dated January 28, 2016, No. **ENV-2013-911-EIR-ADD2**, that the amendments to the Mobility Plan 2035 and the amendments to the Community Plans were environmentally assessed in the Final EIR and that pursuant to CEQA Guidelines Section 15162 and 15164 and Public Resources Code Section 21166 no subsequent or supplemental EIR is required for approval of the Mobility Plan 2035 and Community Plan amendments.
4. Pursuant to the procedures in LAMC Section 11.5.6 and City Charter Section 555, approve and recommend that the Mayor and City Council approve a resolution that does all of the following:
  - a. Amends the Mobility Plan 2035 (as updated on January 20, 2016), by adopting the amendments to the Mobility Plan 2035, including text and map amendments.
  - b. Amends the Land Use Element of the General Plan (consisting of 35 community plans) to emphasize already existing law that the Community Plans' goals, objectives, policies and programs regarding circulation are aspirational and to be implemented only to the extent feasible and appropriate in light of other complementary policies in the GP.

**Staff:** My La, City Planning Associate (213) 978-1194

**Motion:** To approve the project as recommended by staff with technical corrections.

Moved: Dake-Wilson  
Seconded: Perlman  
Ayes: Ambroz, Choe, Katz, Mack, Millman, Padilla  
Absent: Ahn

**Vote:** 8 – 0

8. CPC-2006-5567-CPU-M1  
CEQA: ENV-2008-478-EIR  
Plan Area: West Adams-Baldwin Hills-  
Leimert

Council Districts: 5 – Koretz, 8 – Harris-  
Dawson, 10 – Wesson  
Expiration Date: N/A  
Appeal Status: N/A

## LIMITED PUBLIC HEARING

**Location:** West Adams – Baldwin Hills – Leimert Community Plan Area (CPA). The CPA is generally bounded by VENICE BOULEVARD and PICO BOULEVARD at the north; ARLINGTON AVENUE and VAN NESS AVENUE at the east, Ballona Creek and ROBERTSON BOULEVARD at the west; and the BALDWIN HILLS at the south

### **Proposed Project:**

Modifications to the proposed West Adams - Baldwin Hills - Leimert New Community Plan (Proposed Plan) initially acted upon by the City Planning Commission on April 11, 2013. The Proposed Plan revises and updates the current Community Plan (Policy Document) and General Plan Land Use Map since the last plan update in 1998. The modifications to the Proposed Plan include revisions and updates to the goals, policies, and implementation programs of the Policy Document; revisions to the Long-Range Land Use Diagram of the Citywide General Plan Framework Element, the General Plan Land Use Map for the Community Plan Area; amendments to the Citywide General Plan Circulation Map of the Mobility Element, zone and height district changes, changes to the proposed Community Plan Implementation Overlay (CPIO) District Ordinance as well as changes to the proposed Crenshaw Corridor Specific Plan amendments; and street reclassifications.

### **Requested Actions:**

1. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the West Adams-Baldwin Hills-Leimert Community Plan (Policy Document), as modified in the Resolution, the related Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes.
2. Pursuant to Sections 11.5.7.G, 16.50.D, 12.32 and 12.04 of the Municipal Code and City Charter Section 558, amend the Crenshaw Corridor Specific Plan, as modified.
3. Pursuant to Section 13.14.C, 12.32, and 12.04 of the Municipal Code and City Charter Section 558, adopt modifications to the proposed West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) District Ordinance, including revisions to the proposed "Major Intersection Nodes" and the "Commercial Corridors" CPIO District Subareas and include the proposed "Character Residential" CPIO District Subarea Ordinance for the Arlington Heights neighborhood.
4. Pursuant to Section 12.32 of the Municipal Code, adopt rezoning actions to effect changes of zone as identified in the updated Change Area Matrix and Map.
5. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) to reclassify selected streets within the Community Plan as shown on the Street Reclassification Matrix, as modified.
6. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect the additional modifications to the geography of community centers, and mixed use boulevards as shown on the proposed General Plan Framework Map.
7. Review and consider the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013).

**Applicant:** City of Los Angeles

### **Recommended Actions:**

1. Conduct a limited public hearing on the proposed modifications to the Proposed Plan acted upon by the CPC on April 11, 2013, as described in this Staff Recommendation Report.

2. Approve this Staff Recommendation Report as a portion of the Commission's Report and reaffirm the Commission's prior April 11, 2013 approval in its entirety.
3. Approve and Recommend that the City Council adopt the Findings, as modified.
4. Approve and Recommend that the Mayor approve and the City Council adopt the modifications to the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, Community Plan (Policy Document), the Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes (Exhibits A, B, C), amending the West Adams-Baldwin Hills-Leimert New Community Plan as part of the General Plan of the City of Los Angeles.
5. Approve and Recommend that the City Council adopt the requested rezoning actions to effect zone changes as identified in the updated Change Area Matrix and Map, as well as the modification to the proposed "Crenshaw Corridor Specific Plan amendments", and further amend the regulations of the existing Crenshaw Corridor Specific Plan (Ordinance No. 176,230) pursuant to procedures set forth in Section 11.5.7 (Specific Plan Procedures) and Section 16.50 (Design Review Board Procedures) of the Municipal Code.
6. Approve and Recommend that the City Council adopt all modifications to the proposed supplemental development regulations of the West Adams Community Plan Implementation Overlay (CPIO) District, including the proposed changes to the "Character Residential CPIO District Subarea" for the Arlington Heights neighborhood and changes to the "Major Intersection Nodes and Commercial Corridors CPIO District Subareas".
7. Instruct the Department of City Planning to finalize the necessary General Plan land use designation, zone and height district change ordinances to be presented to City Council to achieve zone consistency pursuant to Government Code section 65860 (d) for park and public facilities as indicated in the Change Area Map and Matrix and make other technical corrections as necessary.
8. Approve and Recommend that the City Council adopt the amended Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert New Community Plan as modified on the Street Reclassification Matrix.
9. Approve and Recommend that the City Council amend the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect the additional modifications to the geography of community centers, and mixed use boulevards as shown on the proposed General Plan Framework Map.
10. 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.
11. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013) in its determination approving and recommending the modifications to the Proposed Plan and transmittal of the EIR to the City Council for certification.

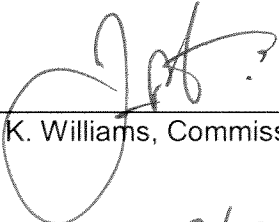
**Staff:** Reuben Caldwell, City Planner (213) 978-1209

**Motion:** To approve the project as recommended by staff.

Moved: Mack  
 Seconded: Millman  
 Ayes: Choe, Katz, Dake-Wilson  
 Noes: Padilla  
 Absent: Ahn, Ambroz, Perlman

**Vote:** 5 – 1

There being no further business to come before the City Planning Commission, the meeting adjourned at 12:45 am.

  
\_\_\_\_\_  
David H. Ambroz, Commission President  
\_\_\_\_\_  
James K. Williams, Commission Executive Assistant II

Adopted: 2/25/16