

Please Note Public Comment Will Be Taken In-Person Only.

Called by Committee Chair

SPECIAL MEETING – PLANNING AND LAND USE MANAGEMENT COMMITTEE

TUESDAY, NOVEMBER 19, 2024 - 1:00 PM

**JOHN FERRARO COUNCIL CHAMBER
ROOM 340 , CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

**MEMBERS: COUNCILMEMBER JOHN S. LEE, CHAIR
COUNCILMEMBER HEATHER HUTT
COUNCILMEMBER KATY YAROSLAVSKY
COUNCILMEMBER IMELDA PADILLA
COUNCILMEMBER KEVIN DE LEÓN**

**Candy Rosales - Legislative Assistant - (213) 978-1078
Questions can be submitted to clerk.plumcommittee@lacity.org**

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The Committee will take public comment from members of the public in-person only; there will be no public comment by teleconference. Additional information regarding Committee procedures provided at the end of this agenda.

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MULTIPLE AGENDA ITEM COMMENT

ITEM(S)

(1) **24-0976**
CD 14

Sustainable Communities Environmental Assessment (SCEA), No. ENV-2018-2601-SCEA, Mitigation Monitoring Program prepared for the SCEA, and related California Environmental Quality Act (CEQA) findings; report from the Department of City Planning relative to compliance with the CEQA requirements for the use of a SCEA, as authorized by Public Resources Code (PRC) Section 21155.2(b), for the future consideration of the development of the project identified as Planning Case Nos. CPC-2018-2600-ZV-TDR-DD-SPR-MCUP; VTT-82109; CPC-2018-2599-TDR-MCUP-ZV-DD-SPR; VTT-82141; for the determination and CEQA findings that the proposed project is a transit priority project, as defined by PRC Section 21155, that is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG); contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; the proposed project is a residential or mixed-use project as defined by PRC Section 21159.28(d), that incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program Environmental Impact Reports; all potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed in an initial study; and with respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance; mitigation measures will be made enforceable conditions on the Project: for the proposed development consisting of two separate mixed-use buildings on two development sites separated by Olive Street in Downtown Los Angeles, known as DTLA South Park Properties Sites 2 and 3 Project (Project). Site 2 is located at 1105 - 1123 South Olive Street at the southwest corner of Olive Street and 11th Street, and Site 3 is located at 1100 - 1130 South Olive Street and 218 - 228 West 11th Street at the southeast corner of Olive Street and 11th Street (Project Site):

Site 2 Development

The proposed development at Site 2 includes the demolition of an existing surface parking lot; removal of one (1) street tree on Olive Street and replacement with six (6) new London plane trees; removal of two (2) street trees on 11th Street and replacement with two (2) Chinese flame trees; export of approximately 118,543 cubic yards of earth; and construction,

use, and maintenance of a 51-story mixed-use building containing 536 dwelling units and 4,178 square feet of ground floor commercial space. The Site 2 Development would include a total floor area of 491,515 square feet with a floor area ratio (FAR) of 9.13:1. The building would be a maximum of 603 feet in height as measured from grade to the top of the roof structure. The Site 2 Development would provide 581 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 234 bicycle parking spaces, including 23 short-term and 211 long-term spaces, would be provided. The Site 2 Development would provide a minimum of 58,275 square feet of usable open space. To enable Sustainable Communities Environmental Assessment the Site 2 Development, the Applicant is seeking a variance for parking dimensions, a Transfer of Floor Area Rights to permit the proposed FAR; a Director's Decision regarding on-site trees; and a Vesting Tentative Tract Map, Site Plan Review, and a Main Conditional Use Permit for alcohol sales.

Site 3 Development

The proposed development at Site 3 includes the demolition of an existing surface parking lot; removal of four (4) street trees on Olive Street and replacement with six (6) new London plane trees; removal of three (3) street trees on 11th Street and replacement with three (3) Chinese flame trees; export of approximately 156,232 cubic yards of earth; and construction, use, and maintenance of a 60-story mixed-use building containing 713 dwelling units and 11,277 square feet of ground floor commercial space. The Site 3 Development would include a total floor area of 608,977 square feet with an FAR of 9:1. The building would be a maximum of 698 feet in height as measured from grade to the top of the roof structure. The Site 3 Development would provide 764 automobile parking spaces for residential use in six (6) levels of subterranean parking and four (4) levels of above-grade parking podium. A total of 290 bicycle parking spaces, including 31 short-term and 259 long-term spaces, would be provided. The Site 3 Development would provide a minimum of 75,425 square feet of usable open space. To enable the Site 3 Development, the Applicant is seeking a variance for parking dimensions, a Transfer of Floor Area Rights to permit the proposed FAR; a Director's Decision regarding on-site trees; and a Vesting Tentative Tract Map, Site Plan Review, and a Main Conditional Use Permit for alcohol sales.

Applicant: MREG 1105 Olive, LLC (Site 2), and 1114 Olive LLC (c/o L & R Group of Companies) (Site 3)

Representative: Paul Garry

Case Nos.: Site 2: CPC-2018-2600-ZV-TDR-DD-SPR-MCUP; VTT-

82109; Site 3: CPC-2018-2599-TDR-MCUP-ZV-DD-SPR; VTT-82141

Environmental No.: ENV-2018-2601-SCEA

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(2) **21-1230-S5**

Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse No. 2021010130, Addendum (ENV-2020-6762-EIR-ADD1), and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) dated November 13, 2024 (collectively, EIR); determination that the Project was analyzed in EIR and Addendums and no supplemental or subsequent EIR is required pursuant to the California Environmental Quality Act Guidelines Section 15162; Report from the Los Angeles City Planning Commission (LACPC), as modified by the Technical Modifications dated September 26, 2024, proposed Citywide Housing Incentive Program (CHIP) 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, relative to establishing 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 and prioritize expanding access to affordable housing near transit, jobs, along corridors, and in Higher Opportunity Areas; and Department of City Planning Reports dated November 13, 2024 and November 14, 2024, related to technical modifications to the proposed Ordinances and to the Staff Recommendation Report dated October 16, 2024 adopted by the LACPC, and project findings.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2023-7068-CA

Environmental No. ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2

Fiscal Impact Statement: No

Community Impact Statement: Yes

For:

Sherman Oaks Neighborhood Council
Empowerment Congress North Neighborhood Council

For if Amended:

North Westwood Neighborhood Council
Westwood Neighborhood Council

Against unless amended:

Chatsworth Neighborhood Council
Woodland Hills-Warner Center Neighborhood Council

(3) **21-1230-S6**

Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse No. 2021010130, Addendum (ENV-2020-6762-EIR-ADD1), and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) dated November 13, 2024 (collectively, EIR); determination that the Project was analyzed in EIR and Addendums and no supplemental or subsequent EIR is required pursuant to the California Environmental Quality Act Guidelines Section 15162; Adopt the Mitigation and Monitoring Program; Report from the Los Angeles City Planning Commission, as modified by the Technical Modifications dated September 25, 2024; proposed Housing Element Sites and Minimum Density Ordinances to amend Chapter 1 and Chapter 1A of the Los Angeles Municipal Code, including amendments 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, addition of Section 16.70 and 12.22 C28 in Chapter 1, and revisions to Articles 1, 6, and 9 of Chapter 1A including the accompanying Zoning Code Maps dated November 13, 2024, relative to applying housing element law requirements on sites related to the Housing Element of the General Plan and establishing citywide minimum density requirements in multi-family zones; a draft Resolution (Modified Exhibit E.1) to adopt the Inventory of Lower Income Rezoning Housing Element Sites; and a Department of City Planning Report dated November 13, 2024, related to Technical Modifications to the proposed Ordinances and draft Resolution; and project findings.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2024-387-CA

Environmental No. ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2

Fiscal Impact Statement: No

Community Impact Statement: Yes

For if amended: North Westwood Neighborhood Council

(4) **21-1230-S8**

Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse No. 2021010130, Addendum (ENV-2020-6762-EIR-ADD1), and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) dated November 12, 2024 (collectively, EIR); determination that the Project was analyzed in the EIR and Addendums, and no supplemental or subsequent EIR is required pursuant to the California Environmental Quality Act Guidelines Section 15162; project findings; Report from the Los Angeles City Planning Commission, as modified by the Technical Modifications dated October 21, 2024, relative to proposed Resident Protections Ordinances to amend Chapter 1 and Chapter 1A of the Los Angeles Municipal Code including amendments to Sections 12.03, 12.22, 12.24, 14.00, and 19.18 in Chapter 1; additions of Sections 16.60 and 16.61 in Chapter 1; revisions to Articles 4, 9, 14 and 15 in Chapter 1A; and the removal of Sections 51.31, 51.32, 51.33, 51.34 and 51.35 from Chapter 4, relative to 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; a draft Resolution (Modified Exhibit B.1) to amend the Affordable Housing Incentive Guidelines and adopt the Fair Housing Requirements for Affordable Housing; and a Department of City Planning Report, dated November 13, 2024, related to technical modifications to the proposed Ordinances and draft Resolution.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2024-388-CA

Environmental No. ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(5) **24-1325**
CD 4

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and related CEQA findings, and Appeals filed by: 1) Jim Moushoul, 2) Robert Patten, 3) Karen Burkland, 4) Eric Mokover, 5) Lisa Bruhwiler, 6) Christine Breault, 7) Max and Shayna Lesser, 8) Fiona Reinhardt, 9) Rachel Good, 10) Mandy Olsen, 11) Chris Dueringer, 12) Landon and Vanessa Beard, and 13) Emil Ghookassian, from the determination of the Board of Building and Safety Commissioners in approving a Categorical Exemption as the environmental clearance, and a haul route application to export 3,990.63 cubic yards of earth, for the property located at 3701 North Glenridge Drive, subject to Conditions of Approval, for the construction of a two-story, single-family dwelling with a detached two-car carport, a basement, a subterranean garage, a driveway bridge, a pool/spa, and hardscape.

Applicant: Arthur Boghossian

Owner: Glenridge Estate LLC

Board File No. 240002

Environmental No. ENV-2017-1106-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

TIME LIMIT FILE - NOVEMBER 21, 2024

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 20, 2024)

(6) **22-0617-S5**
CDs 1, 9, 14

Continued from 10/15/24 and 11/5/24

Report from Department of City Planning relative to potential effects to housing production in the Downtown Community Plan Area within the Fashion District's IX3 Zone; and recommended options as described in the report, and related matters.

Fiscal Impact Statement: No

Community Impact Statement: Yes

For if amended: Downtown Los Angeles Neighborhood Council

(7) **22-0617**
CDs 1, 9, 14

Department of City Planning Reports and Supplemental Report, Addendum, City Attorney Report and draft Ordinances relative to implementing the Downtown Community Plan and New Zoning Code Project to: 1) Adopt Project Findings; 2) Approve the Addendum and determine the draft Ordinances were analyzed in the Environmental Impact Report (EIR) for the Downtown Community Plan Update, EIR No. 2017-433-EIR and no subsequent or supplemental EIR is required pursuant to CEQA Guidelines Section 15162 and 15164; 3) Adopt the Mitigation and Monitoring Program; 4) Amend Chapter 1A of the Los Angeles Municipal Code (LAMC) to establish a new Zoning Code; 5) Establish the Downtown Community Plan Implementation Overlay District (CPIO); 6) Add Section 19.20 to the LAMC to create the Downtown Community Benefits Fee Ordinance; 7) Add Article 35 and Section 5.115.19 to Chapter 5 of Division 5 of the Los Angeles Administrative Code to create the Downtown Community Benefit Trust Fund; 8) Amend the River Improvement (RIO) Overlay District and Zoning Map; 9) Amend Ordinance No. 179076, amend the definition of Greater Downtown Housing Incentive Area in Section 12.03 of the LAMC, and remove areas of the Downtown Community Plan from the Greater Downtown Housing Incentive Area; 10) Repeal Ordinance No. 182576, the Bunker Hill Specific Plan; 11) Add Paragraph (z) to Section 12.21 A.4 of the LAMC to remove minimum parking requirements in the Downtown Community Plan area; 12) Repeal Ordinance No. 181557, the Downtown Design Guide; 13) Add Subsection C to Section 11.5.8 of Article 1.5 of Chapter 1 of the LAMC to recognize the consolidation of the Central City Community Plan and the Central City North Community Plan areas into the new Downtown Community Plan area, and to update the LAMC references from 35 to 34 community plan areas; and, 14) Adopt the Zone Change Map and Matrices ordinance, Department of City Planning (DCP) Letter dated November 6, 2024 with recommended actions and attachments; instruction to the Director of City Planning and City Attorney on related ordinances, including adoption of the Existing Wireless Telecommunications Facilities Spectrum Act Compliance Handbook; DCP Supplemental Transmittal dated November 6, 2024 for consideration of optional modifications to the Draft New Zoning

Code.

Applicant: City of Los Angeles

Case No. CPC-2017-432-CPU and CPC-2014-1582-CA

Environmental No: ENV-2017-433-EIR; SCH. No. 2017021024

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(8) **22-0617-S9**
CDs 1, 14, 9

Downtown Community Plan Environmental Impact Report (EIR) No. ENV-2017-433-EIR, State Clearinghouse No. 2017021024, Convention Center and Arena Specific Plan EIR No. ENV-2011-0585-EIR, State Clearinghouse No. 2011031049, Project Findings, and Addendum EIR No. ENV-2011-0585-EIR-ADD1, determination that no supplemental or subsequent EIR is required pursuant to the California Environmental Quality Act Guidelines Section 15162; reports from the Los Angeles City Planning Commission (LACPC) and Mayor, Resolution approving amendments to the General Plan as follows: 1) General Plan Land Use Map for the Downtown Community Plan, 2) Downtown Community Plan Text, and 3) Framework Element; and a proposed ordinance amending Sections 12.04 and 12.16.4 of the Los Angeles Municipal Code to replace references to the Convention and Event Center Specific Plan with the newly established Convention Center and Arena Specific Plan.

Applicant: City of Los Angeles

Case No. CPC-2024-150-GPA-CA

Environmental Nos. ENV-2017-433-EIR; ENV-2011-0585-EIR; ENV-2011-0585-EIR-ADD1

Related Case No. CPC-2019-4572-VZC-HD-SPP -SPPA-SN

Fiscal Impact Statement: No

Community Impact Statement: None submitted

TIME LIMIT FILE - DECEMBER 31, 2024

(LAST DAY FOR COUNCIL ACTION - DECEMBER 13, 2024)

(9) **21-0934**
CDs 4, 5, 13

City Attorney Report and draft Ordinances relative to implementing the Hollywood Community Plan to 1) Adopt Project Findings; 2) Approve the Addendum and determine the draft Ordinances were analyzed in the EIR for the Hollywood Community Plan Update, EIR No. 2016-1451-EIR and Addendum No. 2016-1451-EIR-ADD1 and no subsequent or supplemental EIR is required pursuant to CEQA Guidelines Section 15162 and 15164; 3) Adopt the Mitigation and Monitoring Program; 4) Adopt the draft Ordinances to establish the Hollywood Community Plan Implementation Overlay District, amend the Vermont/Western Transit Oriented District Station Neighborhood Area Plan, amend the Hollywood Redevelopment Plan; establish the Hillside Construction Regulations district; and, amend Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

Applicant: City of Los Angeles

Case No. CPC-2016-1450-CPU

Environmental No: ENV-2016-1451-EIR; ENV-2016-1451-EIR-ADD1;
SCH No. 2016041093

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(10) **21-1230-S9**

Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse (SCH) No. 2021010130, and Addenda 1 and 2 (ENV-2020-6762-EIR-ADD1 and ENV-2020-6762-EIR-ADD2), and related California Environmental Quality Act (CEQA) Findings pursuant to CEQA Guidelines Section 15162; Report from the Los Angeles City Planning Commission, and proposed ordinances to: 1) Amend provisions in Sections 12.03, 12.22 A.26, 12.24 X.1 and 16.05 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to update the existing Adaptive Reuse Ordinance to apply citywide, to further incentivize the conversion of existing buildings to housing and streamline Planning approval for such projects; 2) Amend Subsection E. (Exceptions) of Section 4C.14.1. (Development Review Threshold Packages), Section 9.4.6. (Citywide Adaptive Reuse Program), and Division 14.2. (Glossary) of Chapter 1A of the LAMC in

order to update the existing Chapter 1A version of the Citywide Adaptive Reuse Ordinance; and, 3) Repeal Ordinance No. 175038, which established the Adaptive Reuse Incentive Areas Specific Plan.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2023-5986-CA

Environmental No. ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2

Fiscal Impact Statement: No

Community Impact Statement: None submitted

SUPPORTING MATERIALS

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EXHAUSTION OF ADMINISTRATIVE REMEDIES

A member of the public seeking to challenge a City action in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk prior to the public hearing in time reasonably to be considered by the Committee members. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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