

**CITY PLANNING COMMISSION**  
**\*CORRECTED REGULAR MEETING AGENDA**  
**THURSDAY, APRIL 8, 2021 after 8:30 a.m.**  
**(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC4-8-21>) April 5, 2021**  
**Compliant Day of Submissions will be added to this drive as they are received**

Samantha Millman, President  
Caroline Choe, Vice President  
Jenna Hornstock, Commissioner  
Helen Leung, Commissioner  
Yvette López-Ledesma, Commissioner  
Karen Mack, Commissioner  
Dana Perlman, Commissioner  
Vacant, Commissioner  
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

**In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the City Planning Commission meeting will be conducted using zoom webinar and telephonically.**

**CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.**

**YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: (<https://planning-lacity-org.zoom.us/j/84517184303>) AND USE MEETING ID: 845 1718 4303 AND MEETING PASSCODE: 162459.**

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located above or call **(213) 338 8477** or **(669) 900-9128** and use **Meeting ID No. 845 1718 4303** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 162459**.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon.

Written submissions are governed by Rule 4.3 of the City Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "City Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to [cpc@lacity.org](mailto:cpc@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org). Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

**Requests for reasonable modification or accommodation from individuals with disabilities**, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org) no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to [cpc@lacity.org](mailto:cpc@lacity.org). Please include your contact information (email or mailing address) and the case number associated with the item.

For any comments regarding the topics of this agenda, please email [cpcequity@lacity.org](mailto:cpcequity@lacity.org). To subscribe to CPC Equity subcommittee updates, please click here: <https://tinyurl.com/CPCEquitySubcommitteeUpdates>

**Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.**

## 1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
  - LACP Report on City Council Actions for Entitlement Cases Considered by the CPC
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – March 25, 2021

## 2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [cpc@lacity.org](mailto:cpc@lacity.org). THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

## 3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 845 1718 4303** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 162459**.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR** (No Items)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. **VTT-74890-CN-1A**

CEQA: ENV-2017-438-EIR; SCH No. 2018051050

Plan Area: Central City North

Related Case: CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR

Council District: 14 – de León

Last Day to Act: 04-08-21

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2117 – 2147 East Violet Street; 2118 – 2142 East 7th Place

**PROPOSED PROJECT:**

Vesting Tentative Tract Map for the merger and re-subdivision of an approximate 96,523 square-foot site (2.2-acres) comprised of 16 existing lots into three (3) ground lots, and 353 residential and eight (8) commercial condominiums; and a Haul Route approval for export of 239,500 cubic yards of soil, for the construction of a mixed-use development consisting of 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square foot ground floor community room, including six levels of subterranean parking.

**APPEAL:**

An appeal of the February 23, 2021, Deputy Advisory Agency’s Determination which:

- 1. Found, pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for this Project, which includes the Draft EIR, Case No. ENV-2017-438 EIR (State Clearinghouse No. 2018051050), dated June 2020, the Final EIR, dated December 2020, and an Erratum dated February 2021 (collectively, the 2143 Violet Street Project EIR), as well as the whole of the administrative record.

**CERTIFIED** the following:

- a. The 2143 Violet Street Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 2143 Violet Street Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 2143 Violet Street Project EIR reflects the independent judgment and analysis of the lead agency.

**ADOPTED** the following:

- a. The related and prepared 2143 Violet Street Project EIR CEQA Findings;
- b. The Statement of Overriding Considerations; and
- c. The Mitigation Monitoring Program prepared for the 2143 Violet Street Project EIR.
- 2. Conditionally Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 74890-CN, located at 2117 – 2147 East Violet Street and

2118 – 2142 East 7th Place, for the merger and re-subdivision of 16 existing lots into three ground lots, and 353 residential and eight commercial condominiums; and a Haul Route approval for the export of 239,500 cubic yards of soil as shown on the map stamp-dated February 22, 2021; and

3. Adopted the Conditions of Approval and Findings.

**Applicant:** Mark Spector, Onni Capital, LLC  
Representative: Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP

**Appellant:** Southwest Regional Council of Carpenters (SWRCC)  
Representative: Mitchell M. Tsai, Attorney at Law

**Staff:** Rey Fukuda, Planning Assistant  
[rey.fukuda@lacity.org](mailto:rey.fukuda@lacity.org)  
(213) 847-3686

7. [CPC-2017-437-GPAJ-VZCJ-HD-VCU -MCUP-SPR](#)  
CEQA: ENV-2017-438-EIR; SCH No. 2018051050  
Plan Area: Central City North  
Related Case: VTT-74890-CN-1A

Council District: 14 – de León  
Last Day to Act: 04-08-21

**PUBLIC HEARING** – Completed December 23, 2020

**PROJECT SITE:** 2117 – 2147 East Violet Street; 2118 – 2142 East 7th Place

**PROPOSED PROJECT:**

The Project would include up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room on a 96,523-square-foot (2.2-acre) Site (Project Site). Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the new residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. If both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The uses would be located in a 36-story residential tower with a maximum height of 425 feet and an eight-story office building with a maximum height of 131 feet. In addition, five existing buildings located on the northern portion of the Project Site, that comprise approximately 56,686 square feet, would be retained with six currently vacant live-work units, office, retail, restaurant, and warehouse uses. Two additional existing buildings that comprise approximately 6,844 square feet and contain four vacant live-work units, as well as two open sheds, and surface parking areas located on the southern portion of the Site, would all be demolished. Upon completion, the Project's total floor area would be 569,448 square feet, with a maximum floor area ratio (FAR) of 6:1.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR ENV-2017-438-EIR, (SCH No. 2018051050) dated June 2020, the Final EIR, dated December 2020, and the Errata dated February 2021, (2143 Violet Street Project EIR) and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required findings for the certification of the EIR;

4. Pursuant to the Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City North Community Plan to change the land use designation from Heavy Industrial to Regional Center Commercial;
5. Pursuant to LAMC Section 12.32 Q, a Vesting Zone and Height District Change from M3-1-RIO to [T][Q]C2-2-RIO and pursuant to LAMC Section 11.5.11(e), a Developer Incentive to permit a zero-foot side yard in lieu of the 16 feet otherwise required by LAMC Section 12.14 C.2 for the residential floors along the eastern property line;
6. Pursuant to LAMC Section 12.24 W.19, a Vesting Conditional Use Permit to permit floor area averaging and residential density transfer within a Unified Mixed-Use Development in a C Zone;
7. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit for the onsite sale of a full-line of alcoholic beverages within 10 establishments; and
8. Pursuant to LAMC Section 16.50, a Site Plan Review for a project resulting in an increase of 50 or more dwelling units and more than 50,000 gross square feet on non-residential floor area.

**Applicant:** Mark Spector, Onni Capital, LLC  
 Representative: Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP

**Staff:** Rey Fukuda, Planning Assistant  
[rey.fukuda@lacity.org](mailto:rey.fukuda@lacity.org)  
 (213) 847-3686

8. [DIR-2020-2067-TOC-1A](#)  
 CEQA: ENV-2020-2068-CE  
 Plan Area: Wilshire

Council District: 10 – Ridley-Thomas  
 Last Day to Act: 04-08-21

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1447 South Hi Point Street

**PROPOSED PROJECT:**

Demolition of an existing single-family residential structure, and the construction, use, and maintenance of a new, five-story, multi-family residential building over one level of subterranean parking. The project will contain 20 dwelling units, of which two units will be set aside for Extremely Low Income Households. The proposed building will encompass approximately 20,093 square feet in total building area. The Project proposes to provide 24 automobile parking spaces and 22 bicycle parking spaces.

**APPEAL:**

An appeal of the December 30, 2020, Planning Director’s Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, 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. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 3 Project totaling 20 dwelling units, reserving two units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
  - a. Yard/Setback. A 30 percent reduction in the required width of the two side yards to provide a minimum setback of five feet eight inches in lieu of the minimum eight feet otherwise required;
  - b. Height. A maximum increase of 22 feet in building height to permit a maximum building height of 57 feet in lieu of the maximum 35 feet otherwise permitted; and

- c. Open Space. A maximum reduction of 25 percent in the required amount of open space; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Hi Point M, LLC  
Representative: Matthew Hayden, Hayden Planning

- Appellants:**
1. Elaine Johnson, LA GLO Inc.  
Representative: Jamie T. Hall, Channel Law Group, LLP
  2. Katelyn Foley
  3. Annette Wong and Brandon Araujo
  4. John Kim
  5. Sarah Reed

**Staff:** Esther Ahn, City Planner  
[esther.ahn@lacity.org](mailto:esther.ahn@lacity.org)  
(213) 978-1486

9. **TOPIC: How Structural Racism Impacts the Land Use and Planning Process**

\* The Commission will hear a follow up staff presentation on the comments provided by the public on the January 21, 2021 Equity Day and provide an opportunity for public comment on this item for up to 60 minutes.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 845 1718 4303** and then press #. Press # again when prompted for participant ID. You may use **meeting passcode: 162459**.

The next meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, April 22, 2021**

**Notice to paid Representatives:**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

**Reasonable Accommodations Consistent with Federal and State Law and  
California Governor's Executive Order N-29-20**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, your request should be received no later than three working days (72 hours) in advance of the need. For more information please call the Commission Executive Assistant at (213) 978-1299 or by e-mail at [cpc@lacity.org](mailto:cpc@lacity.org).

**Telecommunication Relay Services**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly

migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.