

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, October 18, 2022

**JOHN FERRARO COUNCIL CHAMBER, ROOM 340, CITY HALL - 2:00 PM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

MEMBERS: **COUNCILMEMBER MARQUEECE HARRIS-
DAWSON, CHAIR**
 COUNCILMEMBER GILBERT A. CEDILLO
 COUNCILMEMBER BOB BLUMENFIELD
 COUNCILMEMBER JOHN S. LEE
 COUNCILMEMBER MONICA RODRIGUEZ

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

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). **If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.**

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please see the information located at the end of this agenda.

Submit written comment at LACouncilComment.com

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM(S)

(1) **22-1091**
 CD 11

Motion (Bonin - Harris-Dawson - Price) relative to initiating consideration of the New Bethel Baptist Church, located at 503 East Brooks Avenue, Venice, CA 90291, as a Historic-Cultural Monument (HCM) under the procedures of Section 22.171.10 of the Los Angeles Administrative Code, and instructing the Department of City Planning through the Office of Historic Resources to prepare the HCM application for review and consideration by the Cultural Heritage Commission (CHC), and after reviewing the application, requesting the CHC submit its report and recommendation to the Council regarding the inclusion of the above property, in the City's list of HCMs.

Community Impact Statement: None submitted

(2) **21-0533**

CONTINUED FROM 9/14/21

Motion (Koretz – de León) relative to directing the Department of City Planning, in consultation with the Los Angeles Department of Building and Safety, Los Angeles Fire Department, Climate Emergency Mobilization Office, and other relevant City departments or agencies, and requesting the City Attorney to report back on drafting an Ordinance to amend the Los Angeles Municipal Code which would prohibit the building and permitting of any new gas, diesel, or other fossil-fuel pumps in the City of Los Angeles, and for any expansions of current gas stations to be limited to serving zero-emissions vehicles and providing non-fuel-related facilities.

Community Impact Statement: Yes

For:

Westside Neighborhood Council
Silver Lake Neighborhood Council
Los Feliz Neighborhood Council

Echo Park Neighborhood Council
North Westwood Neighborhood Council

(3) **17-0447-S2**

Mitigated Negative Declaration, Errata, pursuant to California Environmental Quality Act (CEQA) Guidelines, section 15074(b) and related CEQA findings and Report and Recommendations from the Los Angeles City Planning Commission for a draft Ordinance amending Los Angeles Municipal Code Sections 12.03, 12.20, 12.23, 12.24, and 13.01 to prohibit new oil and gas extraction and make existing extraction activities a nonconforming use in all zones. The proposed Ordinance would phase out all oil drilling activities in the City of Los Angeles by immediately banning new oil and gas extraction and requiring the abandonment of existing wells after an amortization period. **(Also referred to Arts, Parks, Health, Education, and Neighborhoods Committee. The Energy, Climate Change, Environmental Justice, and River Committee approved as amended the item on October 6, 2022.)**

Applicant: City of Los Angeles

Case No.: CPC-2022-4864-CA

Environmental Case No.: ENV-2022-4865-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(4) **21-1360**
CD 9

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of Fire Station No. 14, located at 3401 South Central Avenue, in the list of Historic-Cultural Monuments.

Applicant: Teresa Grimes, Teresa Grimes Historic Preservation

Owner: City of Los Angeles

Case No. CHC-2021-6169-HCM

Environmental No. ENV-2021-6170-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(5) **21-1357**
CD 1

Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 of the State CEQA Guidelines, and report from the Cultural Heritage Commission relative to the inclusion of Bank of America - Chinatown Branch, located at 842-858 North Broadway Avenue, 222 West College Street, and 833-839 North New High Street, in the list of Historic-Cultural Monuments.

Applicant: Adrian Scott Fine, Los Angeles Conservancy

Owner: Bank of America c/o Corporate Real Estate Assessment

Case No. CHC-2021-6155-HCM

Environmental No. ENV-2021-6156-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(6) **22-0813**
CD 2

Mitigated Negative Declaration, and related California Environmental Quality Act findings; reports from the Los Angeles City Planning Commission and Mayor, Resolution for a General Plan Amendment to the North Hollywood - Valley Village Community Plan to amend the land use designation for the lot with Assessor's Parcel No. 2353010017, located at 11121 West Hesby Street (Lot FR 6 of Tract 7153) from High Medium Residential to Community Commercial land use; and draft Ordinance effectuating a Vesting Zone Change and Height District Change as follows: a) Vesting Zone Change from the R4 Zone to the (T)(Q)C4 Zone for the lot with Assessor's Parcel No. 2353010017 located at 11121 West Hesby Street (Lot FR 6 of Tract 7153); and b) Height District Change from Height

District 1 to Height District 2D across the entire project site, the proposed D limitation will allow a total floor area of approximately 108,391 square-feet (4:35:1 FAR) for the project site, in lieu of 6:1 FAR otherwise permitted in Height District 2; for the demolition of two existing one-story commercial buildings and surface parking lots (a total of eleven lots) and the construction, use, and maintenance of a seven-story, 88-foot-high mixed-use building with 125 hotel guest rooms and 8,900 square feet of restaurant and retail uses, encompassing approximately 108,391 square-feet of total floor area on an approximately 25,021 square foot (0.574-acre) site. The Project will provide a total of 48 bicycle parking spaces, with short term spaces along Lankershim Boulevard and Hesby Street, and long-term spaces located along the hotel's rear entrance and subterranean parking level. Automobile parking will be provided on the ground floor and within one subterranean level of parking, for a total of 85 automobile spaces, including 9 spaces with electric vehicle (EV) charging stations, and 17 spaces that will be EV-ready for the properties located at 5041 - 5057 North Lankershim Boulevard and 11121 West Hesby Street, subject to Modified Conditions of Approval.

Applicant: Brooks Fain, Napa Industries LLC

Representative: Katherine Casey, PSOMAS

Case No. CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUBSPR-1A

Environmental No. ENV-2020-6951-MND

(7) **22-0813-S1**
CD 2

Mitigated Negative Declaration from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15074 (b), and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC), and Appeal filed by Brooks Fain, Napa Industries LLC (Representative: Sheri Bonstelle, Jeffer Mangels Butler Mitchell LLP), from part of the determination of the LACPC in denying a Zoning Administrator's Adjustment to allow a 19 percent increase in density for a total of 148 guest rooms (169.3 square feet of lot area per guest room) in lieu of 125 guest rooms (200 square feet of lot area per guest room), for the demolition of two existing one-story commercial buildings and surface parking lots (a total of eleven lots) and the construction, use, and maintenance of a seven-story, 88-foot-high mixed-use building with 125 hotel guest rooms and 8,900 square feet of restaurant and retail uses, encompassing approximately 108,391 square-feet of total floor area on an approximately 25,021 square foot (0.574-acre) site, the Project will provide a total of 48 bicycle parking spaces, with short term spaces along Lankershim Boulevard and Hesby Street, and long-term spaces located along the

hotel's rear entrance and subterranean parking level, automobile parking will be provided on the ground floor and within one subterranean level of parking, for a total of 85 automobile spaces, including 9 spaces with electric vehicle (EV) charging stations, and 17 spaces that will be EV-ready, for the properties located at 5041-5057 North Lankershim Boulevard and 11121 West Hesby Street, subject to Modified Conditions of Approval.

Applicant: Brooks Fain, Napa Industries LLC

Representative: Katherine Casey, PSOMAS

Case No.: CPC-2020-6950-GPA-VZC-HD-ZAA-CU-CUB-SPR-1A

Environmental No.: ENV-2020-6951-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted

(8) **19-0370-S2**
CD 9

First Addendum to the previously certified Environmental Impact Report (EIR) No. ENV-2016-1892-EIR, SCH. No. 2016071049, certified on June 12, 2019, and related California Environmental Quality Act (CEQA) findings; report from Department of City Planning (DCP), and an Appeal filed by Flower Drive Tenant Association/ Asociacion de Inquilinos de Flower Drive from the Director of Planning's determination in approving the environmental clearance and Clarification of "Q" (Qualified) Condition Nos. A.1 through A.4 of Ordinance No. 186,185, pursuant to Los Angeles Municipal Code Section 12.32 H and Los Angeles City Planning Commission Guidelines for "Q" Condition Clarifications, to permit the development of the Modified Fig Project in accordance with the updated set of Exhibit A Plans dated July 15, 2022, the Modified Project would adjust the layout of the on-site buildings, remove the hotel and office, and market-rate housing components of the Original Project and provide additional student housing and affordable dwelling units in-lieu of market rate dwelling units, the Original Project proposed 408 dwelling units (222 student housing units, 82 affordable housing units, and 104 market rate units), the Modified Project would include 435 dwelling units (348 student housing units and 87 affordable housing units), commercial uses would be reduced to 23,670 square feet compared to the Original Project's 96,446 square feet of commercial uses, the Modified Project would centralize parking within the Project Site into a parking structure, lined with residential and commercial uses on all frontages, the total amount of development

would be reduced from 620,687 square feet under the Original Project to 577,700 square feet under the Modified Project, for the properties located at 3900 - 3972 South Figueroa, 3901 - 3969 South Flower Drive, and 450 39th Street.

Applicant: SGRE Fig & Flower Investors I, LLC

Representative: Andrew Brady, DLA Piper, LLP

Case No.: DIR-2022-14-CLQ-HCA

Environmental No.: First Addendum to ENV-2016-1892-EIR; SCH No. 2016071049

Related Case Nos. CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR (Council File 19-0370-S1); DIR-2020-2157-CLQ; VTT-74193-CN (Council File 19-0370)

Fiscal Impact Statement: No

Community Impact Statement: None submitted

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. 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.

Materials relative to items on this agenda can be obtained from the Office of the City Clerk's Council File Management System, at lacouncilfile.com by entering the Council File number listed immediately following the item number (e.g., 00-0000).

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 TIY-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.