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**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JUNE 23, 2016 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER - ROOM 340
200 N. SPRING STREET, LOS ANGELES, CA 90012**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 5 and 7.

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. 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 CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

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 are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. **Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – May 26, 2016 and June 9, 2016

3. 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.

4. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

5. [CPC-2013-910-GPA-SP-CA-MS-C-M2](#)
CEQA: ENV-2013-911-EIR-ADD2
Plan Area: Citywide

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

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

The Los Angeles City Council's changes to the Mobility Plan Amendments.

Requested Action:

To add Central Avenue between 1st Street and Imperial Highway to the Pedestrian Enhanced Districts, and add Central Avenue between 95th Street and Imperial Highway to the Bicycle Enhanced Network (BEN).

Applicant: Los Angeles Department of City Planning

Recommended Actions:

On February 11, 2016 the Los Angeles City Planning Commission (CPC) acted on several proposed amendments to the Mobility Plan. These amendments included revisions to the Plan's text and enhanced networks. The CPC approved the amendments and transmitted their Letter of Determination to the Mayor and City Council Committees. On May 11, 2016 the Plan was heard at the Transportation Committee meeting where Councilmember Koretz introduced a motion to revise the recommended amendments to the Plan. These revised recommendations were sent to City Council for consideration. On May 13, 2016 City Council moved to send the proposed changes in Recommendation 4 of the Transportation Committee report simultaneously to the Los Angeles City Planning Commission and the Mayor for their approval. As per the City's Charter, "if the Council proposes changes to the Plan amendment that differ from the amendment as initiated or the recommendation of the City Planning Commission, the matter shall be returned simultaneously to the City Planning Commission and the Mayor for their recommendations on the proposed changes."

At its June 23, 2016 meeting, the City Planning Commission will have the opportunity to make its recommendations on the City Council's May 13th action, which would amend portions of the Mobility Plan to:

- Substitute Gayley Avenue/Midvale Avenue for Westwood Boulevard between Le Conte and Ohio Avenues to the Bicycle Enhanced Network (BEN).
- Substitute Avalon Boulevard for Central Avenue between Jefferson Boulevard and Imperial Highway to the BEN.
- Add San Pedro Street between Seventh Street and Jefferson Boulevard to the BEN.
- Amend the Neighborhood Enhanced Network (NEN) to include 16th Street between San Pedro Avenue and Central Avenue.
- Amend the text under the Network Concept Maps heading on page 153 of Mobility Plan 2035, Chapter 6: Action Plan to add the following: "For example, a north-south corridor identified on the BEN could be substituted with an alternative north-south corridor that is not currently on the BEN if it serves similar constituencies and destinations and is supported with additional, operational studies and community engagement."

Summary and Recommendation

The proposed amendments approved by the City Council differ from the proposals previously considered by the City Planning Commission because they now substitute parallel corridors on the Bicycle Enhanced Network (BEN) rather than eliminating corridors altogether. Gayley/Midvale would replace Westwood Boulevard within the Westwood Village area and Avalon Boulevard would be

substituted for Central Avenue between Jefferson Boulevard and Imperial Highway.

The BEN, which is the primary focus of the changes, is a concept strategy that highlights the City's vision of developing a connected network of 300 miles of protected bicycle lanes (Class IV bikeways) by 2035. The corridors identified on the BEN were selected for their role in connecting people who bike to primary transit corridors as well as major employment, educational and recreational destinations. Although Westwood Boulevard and Central Avenue are preferred, the addition of Gayley Avenue/Midvale Avenue and Avalon Boulevard would achieve similar access to regional destinations and maintain the overall integrity of the BEN, as a connected citywide network.

The Department of City Planning reiterates its original recommendations, as reflected in the February 11, 2016 staff report and the City Planning Commission's Letter of Determination. However, the revised text language introduced by Council makes no substantive change to the Plan but simply reinforces the opportunity for the City to identify and explore alternative corridors in the future through a community engagement process.

The proposed Council amendments would not affect the Plan's far-reaching policies and programs and would make only limited changes to the plan's networks; the amendments would therefore not significantly alter Mobility Plan 2035, considered as a whole.

Supplemental Recommendation

One of the Council actions above included amending the Bicycle Enhanced Network (BEN) to substitute Avalon Boulevard for Central Avenue between Jefferson Boulevard and Imperial Highway to the BEN. Subsequent discussion with Council Offices expressed support for adding the length of Central Avenue to the Pedestrian Enhanced Districts and retaining a portion of Central Avenue on the BEN from 95th Street to the City boundary at 120th Street, if the remaining portion of Central Avenue were to be removed from the BEN. This action would not conflict with the substitution of Avalon Boulevard for Central Avenue on the BEN between Jefferson Boulevard and 95th Street. This action would also support the opportunity to provide greater low stress active transportation network benefits in South Los Angeles.

Therefore, if the Los Angeles City Planning Commission recommends to approve the City Council initiated amendments, the Department of City Planning recommends adding Central Avenue between 1st Street and Imperial Highway to the Pedestrian Enhanced Districts, and adding Central Avenue between 95th Street and Imperial Highway to the Bicycle Enhanced Network (BEN).

Staff: David Somers (213) 978-3307

6. [CPC-2015-1438-VCU-SPR-SPP](#) Council District: 2 - Krekorian
CEQA: ENV-2015-1437-MND Expiration Date: 7-5-16
Plan Area: North Hollywood-Valley Village Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 22, 2016

Location: 11600 MAGNOLIA BOULEVARD
(11559-11567 Magnolia Boulevard, 11548-11644 Magnolia Boulevard, 11605 Magnolia Boulevard, 5216 Irvine Avenue, 5223 Lemp Avenue and, 5220-5228 Lemp Avenue)

Proposed Project:

The proposed project is the replacement of the current Conditional Use Permits to approve a new Master Vesting Conditional Use permit (Master CUP) to allow for the continued operation and maintenance of an existing 7 - 12th grade private school (Oakwood Secondary School), and the

implementation of a new Oakwood School Master Plan, which proposes to reconfigure, remodel and expand the existing educational facilities located in the Valley Village Specific Plan. The existing school consists of 111,025 gross square feet of building floor area, and proposes to expand to 245,370 gross square feet of building floor area (net increase of 134,345 gross square feet), with the construction of five (5) new buildings, the remodel and addition to one (1) existing building and the retention of two (2) buildings. The Master Plan proposes the demolition of approximately 58,010 square feet of existing buildings and the construction of approximately 192,355 square feet of new school facilities. The existing site is 2.74 acres and the proposed site will be 5.39 acres on 17 level parcels. The current school has 452 students and proposes a maximum enrollment of 530 students, with the addition of 6th grade. The proposed number of classrooms will increase from 46 to 72 (a net increase of 26).

The Project will be completed in six (6) phases over the next 20 years (concluding in 2036) but, the actual timeline for each building construction may change.

At the completion of the project, there will be 373 parking spaces and 107 bike stalls (231 vehicle parking spaces are required). Student pick up/drop off will occur on the North Campus Village site.

As permitted by LAMC 12.24 F, the Vesting Conditional Use Permit includes four (4) setback requests to vary from the area requirements of the LAMC. The Project also includes the relocation of the previously approved Pedestrian Bridge across Magnolia Boulevard to just west of Lemp Avenue (originally proposed east of Lemp Avenue).

The Project will result in a Floor Area Ratio of 1.05:1 (existing is 1.6:1), a lot coverage of 51%, and 113,900 square feet of open space. The Project includes the removal of six (6) protected trees and 89 non-protected trees, and the addition of 158 trees (including 24 protected trees).

Requested Actions:

1. Pursuant to Section 12.24 T.3(b) of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use to permit an educational institution.
2. Pursuant to Section 12.24 F and the Vesting Conditional Use of the LAMC, deviations from the front and side yard setbacks along properties that face Magnolia Boulevard and Lemp Avenue to permit:
 - a. A five (5)-foot front yard setback on the eastern side of Lemp Avenue for the Arts Campus in lieu of the 15 feet and 20 feet, as required by the R3 and R1 Zones, respectively.
 - b. A zero (0)-foot side yard setback on the north and south sides of Magnolia Boulevard for the pedestrian bridge in lieu of the 15 feet, as required by the RD1.5 and R4 Zones.
 - c. A 12-foot front yard setback for the Teaching Institute on the south side of Magnolia Boulevard in lieu of the 15 feet, as required by the RD1.5 Zone.
 - d. A zero (0)-foot side yard for the Performance Courtyard/Amphitheater on the south campus in lieu of the five (5) feet, as required by the R4 Zone.
3. Pursuant to Section 16.05 of the LAMC, Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of non-residential area.
4. Pursuant to Section 11.5.7 C of the LAMC, Specific Plan Project Permit Compliance with the Valley Village Specific Plan
5. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration (ENV-2015-1437-MND) and associated Mitigation Monitoring Program for the above referenced project.

Applicant: Oakwood Secondary School
Representative: Kimberlina Whettman & Associates

Recommended Actions:

1. Approve a Vesting Conditional Use to permit an educational institution, pursuant to Section 12.24.U.24(b) AND 12.24.T.3(b) of the Los Angeles Municipal Code (LAMC).

2. Approve deviations from the front and side yard setbacks along properties that face Magnolia Boulevard and Lemp Avenue to permit the construction of the proposed project pursuant to the Vesting Conditional Use and Section 12.24 F of the Los Angeles Municipal Code (LAMC):
 - a. A five (5)-foot front yard setback on the eastern side of Lemp Avenue for the Arts Campus in lieu of the 15 feet and 20 feet, as required by the R3 and R1 Zones, respectively.
 - b. A zero (0)-foot side yard setback on the north and south sides of Magnolia Boulevard for the pedestrian bridge in lieu of the 15 feet, as required by the RD1.5 and R4 Zones.
 - c. A 12-foot front yard setback for the Teaching Institute on the south side of Magnolia Boulevard in lieu of the 15 feet, as required by the RD1.5 Zone.
 - d. A zero (0)-foot side yard for the Performance Courtyard/Amphitheater on the south campus in lieu of the five (5) feet, as required by the R4 Zone.
3. Approve Specific Plan Project Permit Compliance with the Valley Village Specific Plan Pursuant to Section 11.5.7 C of the LAMC.
4. Approve, Site Plan Review for projects which result in an increase of 50,000 gross square feet or more of non-residential area pursuant to Section 16.05 of the LAMC.
5. Adopt the Findings.
6. Adopt a Mitigated Negative Declaration (ENV-2015-1437-MND) and associated Mitigation Monitoring Program for the above referenced project pursuant to Section 21082.1 of the California Public Resources Code.

Staff: Courtney Schoenwald (818) 374-9904
Sarah Hounsell

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| <p>7. CPC-2006-5567-CPU-M2 CEQA: ENV-2008-478-EIR Plan Area: West Adams-Baldwin Hills-Leimert</p> | <p>Council District: 5 – Koretz, 8 – Harris-Dawson 10 – Wesson Expiration Date: N/A Appeal Status: N/A</p> |
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LIMITED PUBLIC HEARING

Location:

West Adams – Baldwin Hills – Leimert Community Plan Area (CPA). The CPA is generally bounded by VENICE and PICO BOULEVARDS at the north; ARLINGTON and VAN NESS AVENUES at the east, BALLONA CREEK and ROBERTSON BOULEVARD at the west; and the BALDWIN HILLS at the south.

Proposed Project:

On June 7, 2016, the Planning and Land Use Management Committee of the Los Angeles City Council made a motion that proposed modifications to the City Planning Commission (CPC) recommended West Adams - Baldwin Hills - Leimert New Community Plan (Recommended Plan). Modifications include edits to the text, tables and figures of the Policy Document; revisions to the General Plan Land Use Map for the Community Plan Area; removal in-part of recommended zone and height district recommendations with corresponding updates to the proposed Community Plan Implementation Overlay (CPIO) District Ordinance, as well as changes to the proposed Crenshaw Corridor Specific Plan amendments.

Requested Actions:

1. Pursuant to procedures set forth in Section 11.5.6(F) of the Municipal Code and City Charter Sections 555 and 558, amend the West Adams-Baldwin Hills-Leimert Community Plan (Policy Document) and the General Plan Land Use Map, as modified.
2. Pursuant to Sections 11.5.7(G), and 12.32 of the Municipal Code and City Charter Sections 558 and 559, amend the Crenshaw Corridor Specific Plan, as modified.
3. Pursuant to City Charter Sections 558 and 559, adopt modifications to the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (CPIO) Ordinance.

4. Pursuant to City Charter sections 558 and 559, and Section 12.32 of the Municipal Code, adopt rezoning actions to effect changes of zone as identified in the supplement to the Change Area Matrix and Map.

Applicant: City of Los Angeles

Recommended Actions:

1. Conduct a limited public hearing on the proposed modifications to the recommended Plan as described in this Recommendation Report.
2. Approve this Recommendation Report as a portion of the Commission Report.
3. Approve and recommend that the City Council adopt the proposed modifications as consistent with the City Charter, LAMC and General Plan Findings as previously recommended by the City Planning Commission on April 11, 2013 and on February 11, 2016.
4. Approve and recommend that the Mayor approve and the City Council adopt the proposed modifications to the recommended Plan related to the West Adams-Baldwin Hills-Leimert New Community Plan as shown (Supplement to the Change Area Matrix and Map).
5. Approve and recommend that the City Council adopt the requested modifications to the Recommended Plan related to zoning and height designations as identified (Supplement to the Change Area Matrix and Map).
6. Approve and recommend that the City Council adopt the requested modifications to the Recommended Plan related to the proposed Crenshaw Corridor Specific Plan amendments as shown (Crenshaw Corridor Specific Plan Amendments).
7. Approve and recommend that the City Council adopt modifications to the Recommended Plan related to the proposed West Adams Community Plan Implementation Overlay (CPIO) District as shown (West Adams CPIO District Ordinance).
8. Instruct the Department of City Planning to finalize the necessary General Plan land use designation, Zone and Height District Change ordinances to be consistent with the proposed modifications.
9. Authorize the Director of Planning to present the approved and recommended modifications to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
10. Recommend that the City Council find that the approved and recommended modifications do not constitute significant new information under CEQA Guidelines Section 15088.5 and certify and adopt the Environmental Impact Report ENV-2008-478-EIR (State Clearinghouse No. 2008021013) in its determination approving the recommended Plan, as modified.

Staff: Reuben Caldwell, (213) 978-1209

The following item is scheduled to be heard after 10:00 am:

8. [CPC-2016-1243-CA](#) Council Districts: All
CEQA: ENV-2016-1277-ND Expiration Date: N/A
Plan Areas: All Appeal Status: N/A

PUBLIC HEARING: Completed on May 21, 2016

Location: CITYWIDE

Proposed Project:

The proposed Home-Sharing Ordinance amending Sections 12.03, 12.22, 12.24, 19.01 and 21.7.2 of the Los Angeles Municipal Code; and amending Section 5.522 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, establishing an application fee and administrative fines for Home-Sharing, and directing Transient Occupancy Taxes derived from Home-Sharing to the Affordable Housing Trust Fund.

Applicant: City of Los Angeles

Recommended Actions:

1. Recommend adoption of the proposed ordinance by Los Angeles City Council.
2. Adopt the staff report as its report on the subject.
3. Adopt the Findings.
4. Recommend that the City Council, based on the whole of the administrative record, determine that the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) and direct staff to file the Notice of Exemption with the County Clerk's office; and, pursuant to CEQA Guidelines Section 15074(b), adopt ENV-2016-1277-ND and Find that based on the whole of the administrative record, in the independent judgment of the decision-maker, the project will not have a significant effect on the environment and direct staff to file a Notice of Determination with the County Clerk's office.

Staff: Matthew Glesne (213) 978-2666

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, July 14, 2016

**Los Angeles City Hall
Public Works Board Room 350
200 N. Spring Street
Los Angeles, CA 90012**

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