

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 8, 2008, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA**

Jane Ellison Usher, President
William Roschen, Vice President
Diego Cardoso, Commissioner
Regina M. Freer, Commissioner
Robin R. Hughes, Commissioner
Fr. Spencer T. Kezios, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner
Ricardo Lara, Commissioner
Gabriele Williams, Commission Executive Assistant II

S. Gail Goldberg, Director
John M. Dugan, Deputy Director
Eva Yuan-McDaniel, Deputy Director

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: No.

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.**

In November 2006, the Commission adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.planning.lacity.org under 'Forms and Instructions'. Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

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.

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 World Wide Web at www.planning.lacity.org. **Click the "Meetings and Hearings" quick link. CPC agenda are available under any of the seven service areas.**

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.**

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.
(including but not limited to Residential Sign Ordinance and Baseline Mansionization Ordinance)
- B. Legal actions and rulings update
- C. Other items of interest
- D. Housing Department - Residential Hotel ICO and Proposed Ordinance

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

3. 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.

4. [CPC-2007-4645-CU-ZV-ZAA-ZAD-SPR](#)

CEQA: ENV-2007-4646-MND
Plan: Southeast Los Angeles

Council District: 9
Expiration Date: 07-05-08
Appeal Status: Appealable to Council.

Public Hearing completed on April 25, 2008.

Project Location: 1627, 1631, 1635, 1639, 1643, 1647, 1642, 1646, 1652, 1655, 1656, and 1660 E. 27th Street; and 2663, 2667, 2671 & 2675 S. Long Beach Avenue West

Requested Action: Pursuant to Section 12.24 U and 12.21 A.4.(y) of the Municipal Code a **Conditional Use** in perpetuity for two private charter high schools (grades 9th through 12th) on property consisting of two detached groups of lots bisected by E. 27th Street classified in the M1-1 and R2-1 Zones, with the school buildings to be located on the M1-1 portion of the site north of E. 27th Street and with off-site parking to be located on the R2-1 portion of the site on the south side of E. 27th Street.

Pursuant to Section 12.24 W.27 of the Municipal Code, a Commercial Corner Development **Conditional Use** for a for an existing building proposing alterations resulting in more than a 20 percent increase in the existing floor area. The project proposes deviations from the Commercial Corner development standards including (1) less than 50% ground floor transparent windows on the street frontage as is otherwise required, (2) providing tandem parking stalls that are otherwise prohibited, (3) having trash storage bins located in an area that is not gated or covered; and (4) maintaining a zero foot landscaped setback adjacent to the existing building along the north side of East 27th Street and a zero to three foot landscaped planted area on the western perimeter of the parking lot abutting residential zoned lots in lieu of the required minimum five foot landscaped setback.

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:

- a. Section 12.21 A.4 to permit 70 parking spaces in lieu of the minimum 173 parking spaces otherwise required; and
- b. Section 12.21 A.5(h) to permit tandem parking in a public parking area which does not provide attendants to park vehicles.

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following:

- a. Section 12.09 C.1 to permit a zero foot front yard setback on the R2-1 portion of the site (parking lot) in lieu of the 20 foot front yard setback otherwise required; and
- b. Section 12.21 C.1(g) to permit automobile parking within the required front yard of the R2-1 portion of the site (parking lot) as is otherwise not permitted.

Pursuant to Section 12.24 X.7 a **Fence Height Determination** to permit a wrought iron fence up to 8 feet in height in the front yard of the R2-1 portion of the site (parking lot) in lieu of the maximum 3 ½ foot fence otherwise permitted.

Pursuant to Section 16.05 F of the Municipal Code, a **Site Plan Review** determination for a change of use which results in a net increase of 1,000 or more average daily trips.

Proposed Project: Conversion, use and maintenance of an existing one-story, 48,880 square foot industrial building and construction of a 26,345 square foot second-story addition for the establishment of two college preparatory charter high schools (total project size 75,225 square feet, and approximately 33 ½ feet high). The subject property consists of **two detached grouping of lots** with a combined lot area of approximately 83,969 square feet bisected by East 27th Street, with the northern portion of the site (approximately 58,973 square feet) consisting of a corner group of lots classified in the M1-1 Zone and the southern portion (about 24,996 square feet) consisting of an interior group of lots classified in the R2-1 Zone. **The two schools (the classrooms, offices and a shared gymnasium) are proposed for the north portion of the property and will each serve grades 9 through 12, with a maximum of 560 students each school (for a total of 1,120 students).** The schools will be operated by a total staff of 60 teachers and administrators to be divided between both schools. The project will provide 70 surface parking spaces, an on-site drop-off pick up area, 80 bike racks, and an active/passive open space area on the portion of the property located south of E. 27th Street. **School hours of operation will be from 7:30 a.m. to 5:00 p.m. Monday through Saturday for classroom instruction, with a gymnasium, to be shared by both schools, to be used 8:00 a.m. to 8:00 p.m. Monday through Friday and from 8:00 a.m. to 6:00 p.m. on Saturday and Sunday.** It is anticipated there will be approximately **10 parent-teacher conferences and orientations** per year (5 for each school) with **other special events** occurring throughout the year after regular school hours such as graduations, back-to-school nights, school concerts/performances, school dances, and open houses for admissions and orientation.

Applicant: Marco Petruzzi, President and CEO, Green Dot Public Schools

STAFF RECOMMENDS THE FOLLOWING:

1. **Approve a Conditional Use** for the establishment of two Charter High Schools in the M1-1 and R2-1 zones, and for off-site parking to be located in the R2-1 zone.
2. **Approve a Conditional Use** for a Commercial Corner Development with (1) less than 50% ground floor transparent windows on the street frontage; (2) tandem parking stalls; (3) trash storage bins located in an area that is not gated or covered; and (4) a zero foot landscaped setback adjacent to the existing building along the north side of East 27th Street, and a zero to three foot landscaped planted area on the western perimeter of the parking lot abutting residential zoned lots.
3. **Approve a Variance** to permit 70 parking spaces in lieu of the minimum 173 required parking spaces; and to permit tandem parking in a public parking area without attendants to park vehicles.
4. **Approve an Adjustment** to permit a zero foot front yard setback on the R2-1 portion of the site in lieu of the required 20 feet, and to permit automobile parking within the required front yard of the R2-1 portion of the site.
5. **Deny the Determination** as requested.
6. **Approve a Determination** to permit an existing 6-foot in height block wall in the front yard of the R2-1 portion of the site (parking lot) in lieu of the maximum 3 ½ foot fence otherwise permitted.
7. **Deny the Site Plan Review** without prejudice.
8. **Adopt** Mitigated Negative Declaration No. 2007-4646-MND.
9. **Adopt** the attached Findings.

10. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Madhu Kumar, (213) 978-1162

5. CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 22, 2008,**
at the **Van Nuys City Hall, 14410 Sylvan Street**
Council Chamber, 2ND Floor
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300. or by email at CPC@lacity.org.