

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 28, 2009, 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

William Roschen, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Robin R. Hughes, Commissioner
Fr. Spencer T. Kezios, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner
Vacant, Commissioner

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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 5, 7, 9, 10, 11 and 12.

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.**

The Commission has 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.

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.

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
- D. Development Agreements: Current policy and potential revisions
 - Charles Rausch, Senior City Planner

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-2008-2932-GPA-ZC-HD-ZAD-CUB-SPR](#)

CEQA: ENV-2007-4063-EIR
Plan: North Hollywood - Valley Village, North Sherman Oaks -Van Nuys

Council District: 2
Expiration Date: 8-26-09
Appeal Status: ZAD, CUB, SPR
appealable to City Council. ZC and HD
appealable by applicant if disapproved
in whole or in part

PUBLIC HEARING – Completed on March 23, 2009

Location:

13075 Victory Boulevard

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Major Plan Review, South Valley Geographic Area) to the North Hollywood - Valley Village Community Plan from Neighborhood Office Commercial land use to Community Commercial land use;
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change to the entire site from [Q]C2-1VL to (T)(Q)C2-2 in order to modify existing Q-conditions to permit a mixed-use development;
3. Pursuant to Section 12.32 of the Municipal Code a Height District Change from Height District 1-VL (maximum three stories or 45 feet) to Height District 2 (unlimited height) to permit a maximum Floor Area Ratio (FAR) of 6:1, and a maximum height of 125 feet;
4. Pursuant to Section 12.24 of the Municipal Code, a Conditional Use for the following:
 - a. Section 12.24. W 1 to permit the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of restaurants (a combined total of 100,000 net square feet), one supermarket (45,000 net square feet), and a full service 230-room Hotel (151,500 net square feet);
 - b. Section 12.24 W 18 (a) to permit entertainment uses in the C2 zone;
 - c. Section 12.24 W 24 (a) to permit hotels in the C2 zone when any portion of a structure proposed to be used as a hotel is located within 500 of any A or R zone;
5. Pursuant to Section 12.24 X of the Municipal Code, a Zoning Administrator's Determination for the following:
 - a. Section 12.24 X 20 to permit shared parking of 3,312 parking spaces for the entire project site in lieu of the 4,570 parking spaces required per LAMC Sec. 12.21.A.4;
 - b. Section 12.24 X 22 to allow buildings to exceed the Transitional Height requirements of Section 12.21.1 A 10 to permit variable building heights from 23 feet to 125 feet in lieu of the maximum 25 feet height within 0 to 49 feet, the maximum 33 feet within 50 to 99 feet, and the maximum of 61 feet within 100 to 199 feet of an RW1 or more restrictive Zone;
6. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review approval for a development project which will result in an increase of more than 50,000 square feet of non-residential floor area or a development which results in an increase of 50 or more dwelling units; and
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR) for the above referenced project. Adoption of the proposed mitigation monitoring program and the required findings for the adoption of the EIR.

Proposed Project:

The demolition of an existing retail center having 151,806 square feet of floor area, and the construction of a mixed-use development project with 150 dwelling units, and 1,100,000 net square feet of commercial uses for a total of 1,300,000 net square feet of floor area, on a site of 12.24 net acres.

The proposed mixed-used project is composed of 200,000 net square feet of residential use, 550,000 net square feet of office space (including 100,000 net square feet of medical office), 140,000 net square feet of retail area, 100,000 net square feet of restaurant use, and 200,000 net square feet of common area; a 151,000 net square foot full-service Hotel of 230 rooms, a 68,500 net square foot theater complex with 2,700 seats, a 45,000 net square foot gym, and a 45,000 net square foot market. The proposal includes the following alternatives in lieu of 200,000 square feet of proposed office space: (A) 200 additional dwelling units, or (B) a 350 bed eldercare facility.

The ten buildings proposed for the site range in height from 23 feet to 125 feet. A total of 3,312 shared parking spaces will be provided in a four-level subterranean garage for the entire development, resulting in the excavation of approximately 592,000 cubic yards of earth. The project also proposes a transit plaza, located over a portion of the Tujunga Wash, with the intention of connecting the existing DASH bus route and the Orange Line Busway (Metro) to the project. Vehicular access to and from the site will be from Ethel Avenue and Victory Boulevard. *[Note: Vesting Tentative Tract No. 70746 has yet to be filed with the City of Los Angeles and will require a separate hearing before the Advisory Agency at a later date.]*

Additional Information: Please note additional discretionary actions and/or approvals may be required from the County of Los Angeles, State of California and federal government (Fish and Game, Army Corps of Engineers, and Regional Water Quality Board) for any construction, specifically for the proposed transit plaza, on or over the Tujunga Wash which is currently classified, and is to remain, classified in the Open Space (OS) zone, specifically for the proposed transit plaza.

Applicant: Dasher/Lawless Inc.
Representatives: Jerome Buckmelter and Michael O'Bryan

Recommended Action:

1. Approve a General Plan Amendment (Major Plan Review, South Valley Geographic Area) to the North Hollywood - Valley Village Community Plan from Neighborhood Office Commercial land use to Community Commercial land use;
2. Approve a Zone Change to the entire site from [Q]C2-1VL to (T)(Q)C2-2 in order to modify existing Q-conditions to permit a mixed-use development, subject to the attached conditions;
3. Disapprove a Height District Change from Height District 1-VL (maximum three stories or 45 feet) to Height District 2 (unlimited height) to permit a maximum Floor Area Ratio (FAR) of 6:1, and a maximum height of 125 feet;
4. Approve a Height District Change from Height District 1-VL (maximum three stories or 45 feet) to Height District 2 to permit a maximum Floor Area Ratio (FAR) of 1.5:1, and a maximum height of 75 feet, subject to the attached "D" Development conditions;
5. Approve a Conditional Use for the following:
 - a. to permit the on-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of restaurants (a combined total of 100,000 net square feet), one supermarket (45,000 net square feet), and a full service 230-room Hotel (151,500 net square feet), subject to the attached conditions;

- b. to permit entertainment uses in the C2 zone, subject to the attached conditions;
- c. to permit hotels in the C2 zone when any portion of a structure proposed to be used as a hotel is located within 500 of any A or R zone, subject to the attached conditions;
- 6. Approve a Determination for the following:
 - a. to permit shared parking of 3,312 parking spaces for the entire project site in lieu of the 4,570 parking spaces required per LAMC Sec. 12.21.A.4, subject to the attached conditions;
 - b. to permit variable building heights from 23 feet to 125 feet in lieu of the maximum 25 feet height within 0 to 49 feet, the maximum 33 feet within 50 to 99 feet, and the maximum of 61 feet within 100 to 199 feet of an RW1 or more restrictive Zone, subject to the attached conditions;
- 7. Approve a Site Plan Review for a development project which will result in an increase of more than 50,000 square feet of non-residential floor area or a development which results in an increase of 50 or more dwelling units, subject to the attached conditions; and
- 8. Certify Environmental Impact Report No. 2004-7171;
- 9. Adopt the attached Findings; adopt mitigation, monitoring program.
- 10. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Frank Quon, (818) 374-5036

5. TT-70683-CC-1A

CEQA: ENV-2007-139-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Expiration Date: 5-28-09 (Extended)
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location:

15101 Magnolia Boulevard

Requested Action:

- 1. An Appeal from the entire decision of the Advisory Agency disapproving TT-70683- CC.
- 2. Adopt Mitigated Negative Declaration No. ENV-2007-139-MND.

Proposed Project:

A Tentative Tract application for the conversion of a 104-unit apartment complex with 106 parking spaces into a 100-unit condominium complex with 200 parking spaces on an 186,754 net square foot lot in the RD1.5-1 zone and Low Medium II Residential Land Use Designation. One building with four units will be removed to make way for a parking structure.

Applicant: Steve Fleishman and Brian Dror, SMH Magnolia Condominiums LLC (i.e. Grand Villas of Sherman Oaks)

Appellant: Same

Recommended Action:

1. Deny the appeal;
2. Sustain the findings and conditions of the Advisory Agency.
3. Do Not Adopt Mitigated Negative Declaration No. ENV-2007-139-MND.

Staff: Lynn Harper, (818) 374-9915

6. **CPC-2008-4985-ZC-ZV-ZAA-SPR**

CEQA: ENV-2008-4986-MND

Plan: Reseda-West Van Nuys

Council District: 3

Expiration Date: 5-28-09

Appeal Status: Appealable to City Council. ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on May 5, 2009

Location:

7238-7248 Canby Avenue and 7245-7247 Darby Avenue

Requested Action:

1. Pursuant to L.A.M.C. Section 12.32F, a Zone Change from [Q]C2-1D-CDO and P-1D-CDO to [Q]R4-1D-CDO, to permit the project to continue to meet the 'D' limitation of 10 stories (Ordinance No. 162,925), and replace the existing 'Q' condition (Ordinance No. 176,558), which restricts height to 45 feet with a new 'Q' condition that would limit the total height of the structure to 55 feet.
2. Pursuant to L.A.M.C. Section 12.28, an Adjustment for a 10-foot front yard setback on Darby Avenue in lieu of the required 15 feet.
3. Pursuant to L.A.M.C. Section 12.28, an Adjustment to permit more than 50% of the front yard to be used for vehicular access driveways.
4. Pursuant to L.A.M.C. Section 16.05, Site Plan Review pursuant to LAMC Section 16.05 for developments in excess of 50 units.
5. Pursuant to L.A.M.C. Section 21082.1 (C)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration (ENV-2008-4986-MND) and required findings for the above-referenced project.

Proposed Project:

The proposed project is a 98-unit, three- to four-story rental affordable housing development for low and very low income seniors with a total of 92 on-site parking spaces in the proposed [Q]R4-1D-CDO Zone.

Applicant: Thomas Safran and Associates
Representative: Veronica Becerra

Recommended Action:

1. Deny the Zone Change from [Q]C2-1D-CDO and [Q]P-1D-CDO to [Q]R4-1D-CDO as proposed, and Approve and Recommend that the City Council adopt a Zone/Height District Change from [Q]C2-1D-CDO and P-1D-CDO to (T)(Q)R4-1-CDO;
2. Approve an Adjustment for a 10-foot front yard setback on Darby Avenue in lieu of the required 15 feet;

3. Approve an Adjustment to permit more than the maximum of 50% of the front yard to be used for vehicular access driveways;
4. Approve a Site Plan Review for a maximum 98-unit affordable rental housing development.
5. Adopt the attached Findings.
6. Adopt Mitigated Negative Declaration No. ENV 2009-4986-MND.
7. Recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
8. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Luciralia Ibarra, (213) 978-1394

7. TT-70563-DB-1A

CEQA: ENV-2008-2601-MND
Plan: Wilshire

Council District: 5
Expiration Date: 5-28-09
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location:

132-140 N. Swall Drive

Requested Action:

1. An appeal of the entire Deputy Advisory Agency's approval of TT-70563-CN-DB.
2. Mitigated Negative Declaration will be considered along this request.

Proposed Project:

TT-70563-CN-DB was approved to permit the construction of a 20-unit residential condominium with 40 parking spaces on a 11,762 net square foot site in the R3-1-O zone. Also, a 32.5% Density Bonus to allow 5 additional units for a total of 20 units in lieu of the maximum 15 permitted in the R3 Zone. Two units are proposed to be set aside for Very Low Income purposes, with two concessions: (1) an 11% increase in height for a total of 54 feet in lieu of 45 feet, and; (2) a 32.5% increase in Floor Area Ratio for a total of 31,373 square feet in lieu of 23,760 square feet.

*The project has since been reduced by the applicant to a 14-unit residential condominium and 31 parking spaces, eliminating the Density Bonus request and associated incentives.

Applicant: Swall Heights, LLC
Representative: Fisher Associates, Inc.

Appellant: Cary Brazeman

Recommended Action:

1. Recommend that the City Planning Commission grant in-part and deny in-part the appeal of the Deputy Advisory Agency's approval of Tentative Tract Map No. 70563;
2. Modify the Department of City Planning's Site Specific Conditions and findings herewith; and
3. Adopt ENV-2008-2601 as the Mitigated Negative Declaration for the aforementioned project.

Staff: Luciralia Ibarra, (213) 978-1394

8. **CPC-2008-4228-ZC-HD-SPR**
CEQA: ENV-2008-4229-MND
Plan: Southeast Los Angeles

Council District: 9
Expiration Date: 6-09-09
Appeal Status: SPR appealable to City Council. ZC and HD appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on April 22, 2009

Location:

2700 S. Figueroa Street (2700-2712 S. Figueroa Street & 506-534 W. 27th Street)

Requested Action:

1. Pursuant Section 12.32 F of the Municipal Code, a Zone Change and Height District Change from C2-1L (Commercial Zone) to (T)(Q)C2-2D (Commercial Zone) in accordance with the Southeast Los Angeles Community Plan Footnote No. 14 (maximum total FAR of 4.5:1 may be granted for mixed-use project that reserved students and/or students and their families and shall comprise no less than 0.5 and no more than 0.9 floor area for commercial uses).
2. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more dwelling units.
3. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt the Mitigated Negative Declaration for the above referenced project.

Proposed Project:

The demolition of an existing single-story 29,500 square foot commercial building and construction of a new 7-story mixed-use development including student housing and retail with a floor area ratio (FAR) of 3.8:1 on a 45,000 square foot site. The new building will include approximately 22,710 square feet of retail space with 45 parking spaces and 171 apartments with 183 parking spaces.

Applicant: The Martin Group
Representative: David Hilliard

Recommended Action:

1. Approve and Recommend that the City Council Adopt a Zone and Height District Change from C2-1L to (T)(Q)C2-2D in accordance with the Southeast Los Angeles Community Plan Footnote No. 14 and subject to the attached "Q" Conditions of Approval.
2. Approve site plan review.

3. Adopt the attached Findings.
4. Adopt Mitigated Negative Declaration No. ENV-2008-4228-MND.
5. Recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Sarah Rigamat (213) 978-1382

9. [CPC-2009-706-CA](#)
 CEQA: ENV-2009-707-CE
 Plans: All

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

PUBLIC HEARING

Location:
 Citywide

Requested Action:

1. Amendments to Sections 12.26 F, 12.26 I, and 98.0402 of the Los Angeles Municipal Code (LAMC).
2. In accordance with the California Environmental Quality Act (CEQA), find that this ordinance meets the criteria of a General Exemption pursuant to Article II, Section 2, Subsection (m) of the City of Los Angeles CEQA Guidelines. On all measures, the proposed ordinance (Appendix A) will have no effect on the environment. The proposed ordinance (Appendix A) makes no changes to existing zoning, any specific plans or other land use regulations that affect the physical environment.

Proposed Ordinance:

A proposed ordinance (Appendix A) to strengthen the Annual Inspection Monitoring (AIM) Program, in order to reduce public nuisances created by automotive repair garages, used vehicle sales areas, auto dismantling yards, junk yards, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards.

Applicant: City of Los Angeles

Recommended Action:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings included in Attachment 1.
3. Approve the proposed ordinance (Appendix A) and recommend its adoption by the City

Council.

4. In accordance with the California Environmental Quality Act (CEQA), find that this ordinance meets the criteria of a General Exemption pursuant to Article II, Section 2, Subsection (m) of the City of Los Angeles CEQA Guidelines. On all measures, the proposed ordinance (Appendix A) will have no effect on the environment. The proposed ordinance (Appendix A) makes no changes to existing zoning, any specific plans or other land use regulations that affect the physical environment.

Staff: Thomas Rothman, (213) 978-1370

10. [CPC-2009-437-CA](#)

CEQA: ENV-2009-438-ND

Plans: All

Related Cases: CPC-2009-439-CA

CPC-2009-441-CA

Council Districts: All

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Location:

Citywide

Requested Action:

1. Add a new Subsection to Section 13.00 of the Los Angeles Municipal Code (LAMC) to enable a "CPIO" Community Plan Implementation Overlay district, and amend Sections 12.04 and 12.32 to add "CPIO" Community Plan Implementation Overlay to the list of Supplemental Use Districts in each section, respectively. No zone changes to specific properties are part of the requested action; all future zone changes related to the CPIO tool will go through a separate public process.
2. Adopt Negative Declaration No. ENV-2009-438 analyzing all possible environmental impacts from the project and determining that no significant impacts to the environment exist and adopt the associated environmental findings.

Proposed Ordinance:

The request involves the establishment of a Community Plan Implementation Overlay (CPIO) mechanism, adding a new Supplemental Use District to the Municipal Code, that will provide a new tool by which Community Plan goals, objectives, and policies can be implemented. No individual district is proposed at this time. The CPIO could be used in combination with existing regulations to tailor development standards within a Community Plan area. It would create a "sign off" process for projects which comply with the applicable regulations. If adopted, the enabling ordinance would establish general procedures for the adoption of individual Community Plan Implementation Overlay districts and review of CPIO projects. However, specific development regulations for each individual CPIO district would be adopted subsequently through a separate legislative process.

Applicant: City of Los Angeles

Recommended Action:

1. Approve and recommend that the City Council Adopt the requested ordinance, subject to the review of the City Attorney as to form and legality, attached as Appendix A.
2. Adopt Negative Declaration No. ENV-2009-438 analyzing all possible environmental impacts from the project and determining that no significant impacts to the environment exist and adopt the associated environmental findings.
3. Adopt the attached Findings.

Staff: Michelle Sorkin, (213) 978-1199

11. [CPC-2009-439-CA](#)

CEQA: ENV-2009-440-ND

Plans: All

Related Cases: CPC-2009-437-CA

CPC-2009-441-CA

Council Districts: All

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Location:

Citywide

Requested Action:

1. "Add Subsection G to Section 12.04 of the Los Angeles Municipal Code (LAMC) to enable a "GFC" Ground Floor Commercial designation, and amend Sections 12.10.5, 12.11.5, 12.12.2, 12.13, 12.13.5, 12.14, 12.16, 12.17, 12.17.1, and 12.22 to specify "GFC" Ground Floor Commercial designation regulations by zone, including requiring the ground level street frontage of buildings to contain commercial uses, and amend Sections 12.32 to make technical changes. No zone changes to specific properties are part of the requested action; all future zone changes related to the GFC tool will go through their own public process.
2. Adopt the CEQA review, Negative Declaration ENV-2009-440-ND, prepared for this action, determining that no significant impacts to the environment exist and adopt the associated environmental findings.

Proposed Ordinance:

No project is proposed. The request involves the creation of a Ground Floor Commercial (GFC) zoning tool that will prohibit 100% residential uses on the ground floor, thereby ensuring that targeted parcels retain a commercial component. The GFC tool reinforces and promotes street level commercial uses at strategic locations/nodes along corridors, in order to ensure that neighborhood needs are met as the intensity of development increases. Only the creation of the tool, not its implementation, is being requested.

Applicant: City of Los Angeles

Recommended Action:

4. Approve and recommend that the City Council Adopt the requested ordinance, subject to the review of the City Attorney as to form and legality, attached as Appendix A.
5. Adopt the attached findings, including the related environmental finding that the Negative Declaration prepared for this action, ENV-2009-440-ND, is adequate environmental clearance for the subject request.

Staff: Jon Tanury, (213) 978-1214

12. CPC-2009-441-CA

CEQA: ENV-2009-442-ND

Plans: All

Related Cases: CPC-2009-437-CA

CPC-2009-439-CA

Council Districts: All

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Location:

Citywide

Requested Action:

1. Add Subsection H to Section 12.04 of the Los Angeles Municipal Code (LAMC) to enable a "PED" Pedestrian Emphasis Design designation, and add Section 12.21 C.9 to specify "PED" Pedestrian Emphasis Design designation regulations by zone. No zone changes to specific properties are part of the requested action; all future zone changes related to the PED designation will go through their own public process.
2. Adopt Negative Declaration, ENV-2009-442-ND analyzing all possible environmental impacts from the project and determining that no significant impacts to the environment exist and adopt the associated environmental findings.

Proposed Ordinance:

No project is proposed. The request involves the creation of a Pedestrian Emphasis Design (PED) zoning designation that will introduce baseline urban design standards in targeted areas. Only the creation of the designation, not its implementation, is being requested.

Applicant: City of Los Angeles

Recommended Action:

1. Approve and recommend that the City Council Adopt the requested ordinance, subject to the review of the City Attorney as to form and legality, attached as Appendix A.
2. Adopt Negative Declaration, ENV-2009-442-ND analyzing all possible environmental impacts from the project and determining that no significant impacts to the environment exist and adopt the associated environmental findings.
6. Adopt the attached Findings.

Staff: Jason Chan, (213) 978-3307

13. 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, June 11, 2009**

City Hall

200 N. Spring Street 10th Floor

Los Angeles, CA 90012

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.