

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 22, 2010, 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
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner
Vacant, Commissioner

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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4, 5, 6

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.

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.

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
 - Review Criteria for Green Waste Facilities
 - Transitional Zoning Approaches
 - 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

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-2009-3740-RFA](#) Council Districts: 2 – Krekorian,
CEQA: ENV-2009-3741-CE 4 – LaBonge, 5 – Koretz
Plan Area: Studio City-Sherman Oaks- Expiration Date: N/A
Toluca Lake-Cahuenga Pass Appeal Status: N/A

PUBLIC HEARING

This item is continued from February 25, 2010 meeting. A further continuance to June 24, 2010 is requested.

Location: All non-hillside single-family residentially-zoned properties located within the Studio City Community within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan.

Proposed Project:

NO DEVELOPMENT PROJECT. A City-initiated Residential Floor Area (RFA) Supplemental Use District to establish a floor area ratio of 33 percent of the lot area, with provisions to permit a 20 percent floor area bonus for the inclusion of LEED green building standards or stepped back design features for a total of 40 percent of the lot area, for approximately 3,900 individual parcels zoned for single-family residential use within the Studio City.

Requested Actions:

1. Adoption of a Categorical Exemption (ENV-2009-3741-CE) for the above referenced project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), the adoption of a Residential Floor Area Overlay (RFA) District for all non-hillside single-family residential zoned properties within the boundaries specified in Exhibit B.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve Staff Report.
2. Approve and Recommend that the City Council Adopt a Residential Floor Area Supplemental Use District for the specified lots in Studio City (Exhibit B).
3. Adopt the attached Findings.
4. Approve and Recommend that the City Council Adopt the Categorical Exemption No. ENV-2009-3741-CE dated December 9, 2009 (Exhibit C).

Staff: Tom Glick (818) 374-5062

5. [TT-71077-CN-1A](#) Council Districts: 14 – Huizar
Related Case: TT-7108-CN-1A Expiration Date: 5-03-10
CEQA: ENV-2009-1703-MND Appeal Status: Further appealable
Plan Area: Boyle Heights to City Council

PUBLIC HEARING

Location: 1135 S. BOYLE STREET

Proposed Project:

Tentative Tract Map No. 71077-CN to permit a one-lot subdivision for a new 8-unit industrial condominium comprised of 86,922 square feet with 154 parking spaces, including 102 on-site parking spaces and 52 off-site parking spaces (located at 1125 S. Boyle Avenue by way of a covenant agreement), on a 1.94 net acre site in the MR2-1 Zone.

Requested Actions:

An appeal of the entire Deputy Advisory Agency's approval of Tract Map No. 71077-CN, specifically the parking layout. Consider Mitigated Negative Declaration No. ENV-2009-1703-MND.

Applicant: Ramon Bonin, Dynamic Builders, Inc.
Representative: Barry Segal, Segal+Rae Architecture
Appellant: Behnam Kerendian
Representative: Saul Reiss

Recommended Actions:

1. Deny the appeal.
2. Sustain the March 24, 2010 decision of the Deputy Advisory Agency.
3. Adopt Mitigated Negative Declaration No. ENV-2009-1703-MND.

Staff: Haydee Urita-Lopez (213) 978-1453

6. **TT-71078-CN-1A** Council Districts: 14 – Huizar
Related Case: TT-71077-1A Expiration Date: 5-03-10
CEQA: ENV-2009-1700-MND-REC1, Appeal Status: Further appealable
ENV-2009-1700-MND, ENV-2009-1754-MND to City Council
Plan Area: Boyle Heights

PUBLIC HEARING

Location: 1105 and 1125 S. BOYLE STREET

Proposed Project:

Revised Tentative Tract Map No. 71078-CN to permit a two-lot subdivision for the construction of a new 8-unit industrial condominium on "Lot 1" and a building containing approximately 72,894 square feet of building area on "Lot 2" with a total of 192 parking spaces, (of which 52 spaces will be set aside as off-site parking for the adjacent property located at 1135 S. Boyle Avenue by way of a covenant agreement), all on an approximately 5.65 net acre site in the MR2-1 Zone. Also a haul route, approval to export approximately 3,130 cubic yards of material is being requested. Consider Mitigated Negative Declaration Nos. ENV-2009-1700-MND-REC1, ENV-2009-1700-MND, ENV-2009-1754-MND.

Requested Actions:

An appeal of the entire Deputy Advisory Agency's approval of the Tract Map No. 71078-CN, specifically the parking layout.

Applicant: Ramon Bonin, Dynamic Builders, Inc.
Representative: Barry Segal, Segal+Rae Architecture
Appellant: Behnam Kerendian
Representative: Saul Reiss

Recommended Actions:

1. Deny the appeal
2. Sustain the March 24, 2010 decision of the Deputy Advisory Agency
3. Adopt Mitigated Negative Declaration Nos. ENV-2009-1700-MND-REC1, ENV-2009-1700-MND, ENV-2009-1754-MND.

Staff: Haydee Urita-Lopez (213) 978-1453

7. [CPC-2010-581-CA](#) Council Districts: All
 CEQA: ENV-2010-582-ND Expiration Date: N/A
 Plan Areas: All Appeal Status: N/A

PUBLIC HEARING – Completed on April 5, 2010 and April 8, 2010

Location: All properties zoned single-family residential (R1, RS, RE9, RE15, RE20, RE40, and RA) which are designated as Hillside Area on the Department of City Planning Hillside Area Map.

Proposed Project:
 Baseline Hillside Ordinance – Citywide code amendment to the Los Angeles Municipal Code (LAMC) as described below.

Requested Actions:
 Proposed amendments to the LAMC to establish new regulations for single-family zoned properties which are designated as Hillside Area. The amendments would result in: a reduction to the existing Floor Area Ratio (FAR); amendments to the existing Single-Family Residential Floor Area definition; changes to the height limits and how they are calculated; creation of new grading regulations; creation of a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; and establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations.

Applicant: City of Los Angeles

- Recommended Actions:**
1. Approve and Recommend that the City Council Adopt the amendments to the LAMC as detailed in the recommended proposed Ordinance provisions.
 2. Adopt the attached Findings.
 3. Approve and Recommend that the City Council Adopt Negative Declaration No. ENV-2010-582-ND.

Staff: Erick Lopez (213) 978-1243

The next regular meeting of the City Planning Commission
 will be held at **8:30 a.m. on Thursday, May 13, 2010**
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.