

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, JUNE 10, 2010, after 8:30 A.M.
CITY HALL 10TH FLOOR
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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

CORRECTED AGENDA (Items 11 and 12)

James K. Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 7, 8, 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.

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
 - 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
 - CPC Study Session on Code Simplification – Alan Bell
 - Advisory Conditions for Charter Schools

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-2010-0600-CU](#) Council District: 14 – Huizar
CEQA: ENV-2010-601-CE Expiration Date: 6-10-10 Extended
Plan Area: Northeast Los Angeles Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 28, 2010

Location: 1579-1599 CAMPUS ROAD

Proposed Project:

The demolition of an existing 4,000 square foot building and the construction, use, and maintenance of an 8,180 square-foot, two-story building to serve as an ancillary institutional use for Occidental College in the R1-1 Zone. It will contain alumni offices, guest rooms, conference space, and will provide the required 14 parking spaces.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 12.24-U,6, a Conditional Use to allow the use, maintenance, and construction of an educational institution in the R1-1 Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

Applicant: Occidental College
Representative: Seymour Consulting Group

Recommended Actions:

1. Approve a Conditional Use to allow the construction of 8,180 square feet of educational use in the R1-1 Zone.
2. Adopt the attached Findings.
3. Adopt Categorical Exemption No. ENV 2010-601-CE.
4. 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.
5. 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: Luci Ibarra (213) 978-1394

5. [CPC-2009-3158-GPA-ZC-HD-SPR](#) Council District: 4 – LaBonge
CEQA: ENV-2009-95-MND Expiration Date: 8-10-10
Plan Area: Hollywood Appeal Status: Appealable to City Council,
ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on February 26, 2010

Location: 936,950,956,962 N.SEWARD STREET and
949, 953, 957, 959 N. HUDSON AVENUE

Proposed Project:

Demolition of existing structures and the development of a new 126,980 square foot industrial office complex with office and light manufacturing uses including post-production, editing and film storage facilities. The proposed building would range in height from three to five stories, with the roof line ranging between 43 ½ and 68 feet and an elevator facility reaching 76 feet in height. A total of 254 on-site parking spaces are proposed both at ground level and in a subterranean parking garage. The site consists of 8 parcels totaling 56,148 square feet in area with frontages on Seward Street and Hudson Avenue.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window # 182, Geographic Area 2 Central/South Los Angeles) to the Hollywood Community from Medium Residential to Limited Manufacturing for the three parcels fronting on Hudson Avenue Legally Described as Lots 1, 2, and 3 of the Strong and Dickinson's South Hollywood No. 1 Tract.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone/Height District Change from MR1-1 (Restricted Industrial Zone Unlimited Height) and R3-1 (Multiple Dwelling Zone maximum Height 45 feet) to M1-2D (Limited Industrial Zone Unlimited Height with a Development Limitation restricting the Floor Area Ratio to 3:1 in lieu of the 6:1 FAR otherwise permitted).
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval for a project resulting in a net increase of more than 50,000 square feet of non-residential floor area.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project.

Applicant:

Julie Sobka; BENHAR Company and Editing Film Center

Representative: Robert Pontelle, Alston & Bird, LLP

Recommended Actions:

1. Disapprove as Submitted.
2. Approve and Recommend that the City Council Adopt the requested General Plan Amendment to the Hollywood Community Plan from Medium Residential to Limited Manufacturing for the three parcels fronting on Hudson Avenue Legally Described as Lots 1, 2, and 3 of the Strong and Dickinson's South Hollywood No. 1 Tract.
3. Approve and Recommend that the City Council Adopt a Zone Change from R3-1 and MR1-1 to (T)(Q)M1-2D (with a Development Limitation restricting the Floor Area Ratio (FAR) to a maximum of 2.3:1 and Height to 76 Feet).
4. Approve a Site Plan Review approval for projects which result in a net increase of more than 50,000 square feet of non-residential floor area.
5. Adopt Mitigated Negative Declaration No. ENV-2009-95-MND and associated Findings.
6. Adopt the attached Findings.
7. 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.

Staff:

Lynda Smith (213) 978-1170

6. [CPC-2009-944-GPA-ZC-HD](#)
CEQA: ENV-2009-511-MND
Plan Area: Hollywood

Council District: 4 – LaBonge
Expiration Date: 7-07-10
Appeal Status: Appealable to City Council
by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on January 29, 2010

Location: 1352-1356 N. Fairfax Avenue and ADD AREA: (All other residentially zoned properties located on the east side of Fairfax Avenue between Sunset Boulevard and Fountain Avenue).

Proposed Project:

For the properties at 1352-1356 only: Demolition of two single family dwellings and accessory structures in conjunction with the proposed construction of a 15-unit apartment building; approximately 25,800 square feet of construction with 3 stories of residential use over 30 subterranean parking spaces. The proposed project is located on two lots totaling about 13,100 square feet which are currently classified in the R1-1 and R2-1XL zones.

ADD AREA: No project is proposed.

Requested Actions:

1. 1352-1356 N. Fairfax Avenue and ADD AREA: (All other residentially planned properties located on the east side of Fairfax Avenue between Sunset Boulevard and Fountain Avenue): Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 182, Geographic Area 2, Central/South Los Angeles) to the Hollywood Community Plan from Low Medium II Residential to Medium Residential.
2. For 1352-1356 N. Fairfax Avenue only: Pursuant to Section 12.32 of the Municipal Code, a Zone and Height District change from R1-1 (one-family zone, maximum height 33 feet) and R2-1XL (two-family zone, maximum height 30 feet) to R3-1 (multiple dwelling zone, maximum height 45 feet).
3. Adopt Mitigated Negative Declaration (MND) No. ENV-2009-511-MND and required Findings for the above referenced project.

Applicant: Mordechai and Ruth Gliberman
Representative: Danny Gliberman

Recommended Actions:

1. Deny and Recommend that the City Council Not Adopt a General Plan Amendment to the Hollywood Community Plan from Low Medium II Residential to Medium Residential for the subject site and the ADD AREA.
2. Deny and Recommend that the City Council Not Adopt the Ordinance to Approve a Zone and Height District Change from R1-1 (maximum height 33 feet) and R2-1XL (maximum height 30 feet) to R3-1 (maximum height 45 feet) for property located at 1352-1356 N. Fairfax Avenue.
3. Do Not Adopt Mitigated Negative Declaration No. ENV-2009-511-MND and associated Findings.
4. Adopt the attached Findings.
5. 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.

Staff: Lynda Smith (213) 978-1170

7. **CPC-2010-1238-CRA**
CEQA: Exempt
Plan Area: Wilmington-Harbor

Council District: 15 – Hahn
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location:

The Proposed Expansion Area comprises approximately 2,488 gross acres, and is generally bounded by: Lomita Boulevard on the north; Drumm Avenue, Goodrich Avenue, Southern Pacific

Drive, and Terminal Island Freeway on the east; C Street, Harry Bridges Boulevard, and the boundaries of the existing 232 acre Project Area on the south; and Figueroa Street (approximately 110 Freeway) on the west.

Proposed Project:

Preliminary Plan for a Proposed Amendment to the Los Angeles Harbor Industrial Center Redevelopment Plan to: 1) Change the name of the Project Area from "Los Angeles Harbor Industrial Center" to "Wilmington" Redevelopment Project; 2) Expand the existing Project Area by an estimated 2,488 gross acres; 3) Extend the authority of the CRA/LA to utilize eminent domain in the existing Project Area until 2017; 4) Establish the authority of the CRA/LA to utilize eminent domain to acquire property in the Expansion Area; 5) Establish the effective period of the Redevelopment Plan time for 30 years from the newly-established base year for the Expansion Area; and 6) Amend the land use provisions and map to conform to the Wilmington/Harbor City Community Plan and changing the development controls in the existing Redevelopment Plan accordingly.

Requested Actions:

The CRA/LA requests the approval of a Preliminary Plan, as an initial step in the amendment process to the Los Angeles Harbor Industrial Center Redevelopment Plan for the Los Angeles Harbor Industrial Center Project Area, with the eventual intention to make the following amendments: 1) Change the name of the Project Area from "Los Angeles Harbor Industrial Center" to "Wilmington" Redevelopment Project; 2) Expand the existing Project Area by an estimated 2,488 gross acres; 3) Extend the authority of the CRA/LA to utilize eminent domain in the existing Project Area until 2017; 4) Establish the authority of the CRA/LA to utilize eminent domain to acquire property in the Expansion Area; 5) Establish the effective period of the Redevelopment Plan time for 30 years from the newly-established base year for the Expansion Area; and 6) Amend the land use provisions and map to conform to the Wilmington/Harbor City Community Plan and changing the development controls in the existing Redevelopment Plan accordingly.

Applicant: Community Redevelopment Agency of Los Angeles (CRA/LA)
Representative: Megan Hunter

Recommended Actions:

1. Adopt the Staff Report as the Planning Commission's report on this matter.
2. Approve the Preliminary Plan (Exhibit B) to amend the Los Angeles Harbor Industrial Center Redevelopment Plan.
3. Find that the recommended actions are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the State CEQA Guidelines and Section 2 of a Resolution of the Los Angeles City Council to Expedite Approval of an Amendment to the Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, Council File No. 09-0279 (Exhibit E).

Staff: Shana Bonstin (213) 978-1207

8. **CPC-2008-552-GPA-ZC-HD-BL-CU**

CEQA: Los Angeles Harbor
Department EIR for Beths 136-147,
SCH 2003104005
Plan Area: Wilmington-Harbor City

Council District: 15 – Hahn
Expiration Date: 6-15-10
Appeal Status: Appealable to
City Council, ZC appealable
by applicant if disapproved in
whole or in part

PUBLIC HEARING

Location:

Area generally bounded by C Street, Lagoon Avenue, Harry Bridges Boulevard, and Figueroa Street, excluding properties at 502-512 and 1130-1132 West C Street, 225-233 North King Avenue, and 231-239 North Lagoon Avenue.

Proposed Project:

The construction, use and maintenance of 27-acre public open space and recreational area, to include landscaped open space, playgrounds, fountains, an amphitheater, pedestrian walkways, pedestrian bridges, picnic groves, restrooms and utility rooms, two parking lots containing 106 on-site parking spaces, and overflow parking with reinforced turf.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Wilmington-Harbor City Community Plan from Light and Limited Manufacturing to Open Space.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Wilmington-Harbor City Community Plan and the Circulation Element of the General Plan to change the designation of Wilmington Boulevard and Neptune Avenue from C Street to Harry Bridges Boulevard from Secondary Highway and Collector Street respectively to Local Streets;
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from M2, M1 and [Q]M1 (Light and Limited Manufacturing Zone) to OS (Open Space Zone).
4. Pursuant to Section 12.32 of the Municipal Code, a Height District Change from HD-1VL to HD-1.
5. Pursuant to Section 12.32 R of the Municipal Code, a Building Line Removal to remove Building Line on east and west sides of Wilmington Boulevard (Ord. 73072).
6. Pursuant to Section 12.24 U 19(a) of the Municipal Code, a Conditional Use Permit to allow two pavilion buildings containing restrooms, storage and utility rooms, pedestrian walkways, pedestrian bridges, plazas, fountains, picnic groves, an amphitheater, adventure playground, seating court, an artificial turf field, two parking lots containing 106 on-site parking spaces, and overflow parking with reinforced turf, in the OS (Open Space) Zone.
7. Pursuant to the California Environmental Quality Act of 1970 and the City's CEQA Guidelines, review, consider and find that the information contained in the Draft and Final Environmental Impact Report for Berths 136-147 Container Terminal (SCH. 2003104005) is adequate for the City Planning Commission to act on CPC 2008-552-GPA-ZC-HD-BL-CU, and approve the Statement of Overriding Considerations.

Applicant: City of Los Angeles Harbor Department
Representative: Joel Miller, PSOMAS

Recommended Actions:

1. Disapprove the request as filed, and revise the project area to exclude Lots 24-27, Tract 3083 (225-233 North King Avenue).
2. Approve and Recommend that the City Council adopt a General Plan Amendment to the Wilmington-Harbor City Community Plan from Light and Limited Industrial to Open Space for the revised project area, which excludes Lots 24-27, Tract 3083 (225-233 North King Avenue).
3. Approve and Recommend that the City Council adopt a General Plan Amendment to the Wilmington-Harbor City Community Plan and the Circulation Element of the General Plan to change the designation of Wilmington Boulevard and Neptune Avenue from C Street to Harry Bridges Boulevard from Secondary Highway and Collector Street respectively to Local Streets.
4. Approve and Recommend that the City Council adopt a Zone Change from M2, M1 and [Q]M1 (Light and Limited Manufacturing Zone) to OS (Open Space Zone) for the revised project area, which excludes Lots 24-27, Tract 3083 (225-233 North King Avenue).

5. Approve and Recommend that the City Council adopt a Height District Change from HD-1VL to HD-1 for the revised project area, which excludes Lots 24-27, Tract 3083 (225-233 North King Avenue).
6. Approve and Recommend that the City Council adopt a Building Line Removal to remove Building Line on east and west sides of Wilmington Boulevard (Ord. 73072).
7. Approve and Recommend that the City Council adopt a Conditional Use Permit to allow two pavilion buildings containing restrooms, storage and utility rooms, pedestrian walkways, pedestrian bridges, plazas, fountains, picnic groves, an amphitheater, adventure playground, seating court, an artificial turf field, two parking lots containing 106 on-site parking spaces, and overflow parking with reinforced turf, in the OS (Open Space) Zone.
8. Review and Consider the information contained in the CERTIFIED Draft and Final Environmental Impact Report for the Berths 136-147 Container Terminal Project (SCH. 2003104005), including the Mitigation Measures, Mitigation Monitoring and Reporting Program, and the Statement of Overriding Considerations.
9. Adopt the Findings.
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 any project and the City may require any necessary fees to cover the cost of such monitoring.
11. 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.

Staff: Jeff Pool (213) 978-1165

9. [**CPC-2009-4168-CU-ZV-SPR**](#)
 CEQA: ENV-2009-4170-MND
 Plan Area: Harbor Gateway

Council Districts: 15 – Hahn
 Expiration Date: 6-28-10
 Appeal Status: Appealable
 to City Council, ZV appealable
 if approved

PUBLIC HEARING – Completed on April 30, 2010

Location: 1302 W. 177th STREET

Proposed Project:

Demolition of existing education and agricultural support buildings and sheds for the formation of a joint public private development between the Los Angeles Unified School District and BRIDGE Housing Corporation, a non-profit housing developer. The proposed project consists of three components: (1) construction of a multi-family residential housing complex with 131 affordable and market rate dwelling units to be built in four 3-story, maximum 38 feet high, buildings; (2) construction of a Joint Use Center consisting of a 3,937 square foot building approximately 20 feet high containing indoor meeting space and 16,511 square feet of outdoor patio and garden areas; and (3) an existing Juvenile Impact Program (“JIP”) facility and obstacle course which will be relocated from its current location to the eastern portion of the project site and will include a covered assembly area with restrooms and 12,052 square feet of outdoor space for the obstacle course to be operated by the Los Angeles Police Department. A total of 205 parking spaces are proposed for the residential units and 13 parking spaces are proposed for the Joint Use Center and JIP facility. The proposed project is planned to be located on an approximately 215,384 square foot northerly portion of the Gardena High School site abutting 177th Street classified in the [Q]PF-1XL (Public Facilities) Zone.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Section 12.24 U.21 of the Municipal Code, a Conditional Use permit for a joint public and private development for a project in the PF (Public Facilities) Zone having uses more intensive than those permitted in the most restrictive adjoining zones.
3. Pursuant to Section 12.24 F of the Municipal Code, a Modification of the height regulations of the PF zone to permit an approximately 37' 8" building in lieu of the maximum 30' height otherwise permitted in conjunction with the requested Conditional Use.
4. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.21 A.4 to permit 13 parking spaces for the Joint Use Center and JIP portions of the proposed project in lieu of approximately 78 spaces otherwise required.
5. Pursuant to Section 12.24 N and P of the Municipal Code, a Reduction of Site of City Plan Case 5559 (the Conditional Use for Gardena High School), and a Change of Use for a portion of the previously approved Conditional Use from a high school to a joint public and private development in the PF Zone.
6. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval for a development project which creates, or results in an increase of 50 or more dwelling units.

Applicant: BHC Sage Park, L.P.
Representative Kathleen Hill, Alston & Bird, LLP

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. ENV-2009-4170-MND.
2. Disapprove the request as filed.
3. Approve a Conditional Use permit pursuant to Section 12.24 U.21 of the Municipal Code, for a joint public and private development for a project in the PF (Public Facilities) Zone having uses more intensive than those permitted in the most restrictive adjoining zones, consisting of a multi-family residential housing complex with 90 affordable and market rate dwelling units to be built in four 3-story, maximum 38 feet high, buildings; a Joint Use Center consisting of a 2,884-square-foot building approximately 20 feet high containing indoor meeting space and 16,511 square feet of outdoor patio and garden areas, and a 1,752-square-foot Juvenile Impact Program facility and obstacle course, to include a covered assembly area with restrooms and 12,052 square feet of outdoor space for the obstacle course to be operated by the Los Angeles Police Department.
4. Approve a Modification of the height regulations of the PF zone pursuant to Section 12.24 F of the Municipal Code, to permit an approximately 37' 8" building in lieu of the maximum 30' height otherwise permitted in conjunction with the requested Conditional Use.
5. Approve a Variance, pursuant to Section 12.27 of the Municipal Code, from Section 12.21 A.4, to permit 13 parking spaces for the Joint Use Center and Juvenile Impact Program portions of the proposed project in lieu of approximately 55 spaces otherwise required.
6. Approve a Reduction of Site of City Plan Case 5559 (the Conditional Use for Gardena High School), and a Change of Use for a portion of the previously approved Conditional Use from a high school to a joint public and private development in the PF Zone, pursuant to Section 12.24 N and P of the Municipal Code,.
7. Approve Site Plan Review, pursuant to Section 16.05 of the Municipal Code, for a development project that creates or results in an increase of 50 or more dwelling units.
8. Adopt the attached Findings.
9. 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 any project, and the City may require any necessary fees to cover the cost of such monitoring.

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.

Staff: Jeff Pool (213) 978-1165

10. [CPC-2009-2567-GPA-ZC-ZAA-ZAD-DB](#)

CEQA: ENV-2009-2204-MND-REC2

Plan Area: Citywide

Council Districts: 14 – Huizar

Expiration Date: 7-07-10

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

PUBLIC HEARING – Completed on February 1, 2010

Location: 3553 E. BESWICK STREET (Applicant-Initiated Project Site – 16 Lots)
3501 & 3505 E. BESWICK STREET ** (City-Initiated Added Area – 2
Lots)

Proposed Project:

Construction of a new 4-building residential complex totaling approximately 22,000 square feet and consisting of three, 2-story buildings and one 3-story building, containing 33 dwelling units, a multi-purpose room, 4,590 square feet of open space, and 24 surface parking spaces. The dwelling units, (excluding one non-restricted managers unit) would be restricted to low or very low income senior citizen occupancy. The existing church building and its associated surface parking will be demolished and removed. The proposed project is located on a 36,659 square foot site composed of 16 undersized parcels currently classified in the R2-1 zone adjacent to the Interstate 5 Freeway (Applicant-Initiated Requested). ** No specific project is proposed for the City-Initiated Added Area.

Requested Actions:

A. Applicant-Initiated Request

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2009-2204-MND-REC2) for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 186, Geographic Area 2, Central/South Los Angeles) to the Boyle Heights Community Plan from Low Medium I Residential to Low Medium II Residential.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R2-1 (Two-Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone).
4. Pursuant to Section 12.28 A of the Municipal Code, an Adjustment to permit a five foot front yard setback along the Beswick Street frontage, in lieu of the minimum 15-foot setback that is otherwise required.
5. Pursuant to 12.24 X.7 of the Municipal Code, a Fence/Wall Determination from Section 12.21.C.1.(g) to permit a 6 foot high combination CMU block wall (2-foot high) and wrought iron fence (4-foot high) in the originally required front yard(s) along Beswick Street and the project's new front yard along Esperanza Street, in lieu of the maximum 3.5 feet that is otherwise permitted.
6. Pursuant to Section 12.22 A 25 of the Municipal Code, in consideration of restricting 98% of the dwelling units (32 units) for low and very low income senior residents, the following Affordable Housing Incentives are requested:
 - a. A 35% density bonus to permit 33 dwelling units, in lieu of the 24 dwelling units which are otherwise permitted by the proposed RD1.5-1 Zone;
 - b. Parking Option 2 to provide a minimum of one-half parking space for each dwelling unit;

- c. A 12-foot front yard setback along Esperanza Street, in lieu of the minimum 15-foot setback that is otherwise required; and
- d. A 5-foot side yard setback along the northerly property line abutting the I-5 (Santa Ana) Freeway, in lieu of the minimum 6-foot setback that is otherwise required.

B. City-Initiated Added Area**

- 1. Pursuant to 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 186, Geographic Area 2, Central/South Los Angeles) to the Boyle Heights Community Plan from Low Medium I Residential to Low Medium II Residential.

Applicant: Maria Cabildo, East LA Community Corporation

Recommended Actions:

- 1. Adopt the attached Mitigated Negative Declaration, ENV-2009-2204-MND-REC2.
- 2. Approve and Recommend that the City Council adopt a General Plan Amendment (Periodic Plan Review, Window No. 186, Geographic Area 2, Central/South Los Angeles) to the Boyle Heights Community Plan from Low Medium I Residential to Low Medium II Residential for the Applicant-Initiated Project Site.
- 3. Approve and Recommend that the City Council adopt a General Plan Amendment (Periodic Plan Review, Window No. 186, Geographic Area 2, Central/South Los Angeles) to the Boyle Heights Community Plan from Low Medium I Residential to Low Medium II Residential for the City-Initiated Added Area.
- ** [Any future project pursuant to the City Council approved General Plan Land Use will require the filing of a zone change request.]
- 4. Approve and Recommend that the City Council adopt a Zone Change from R2-1 to (T)(Q) RD1.5-1 for the Applicant-Initiated Project Site subject to the Conditions of Approval.
- 5. Approve the Adjustment to permit a 5-foot front yard setback along Beswick Street.
- 6. Disapprove the Determination to permit an over-in-height wall/fence of 6-foot in the front yards along Beswick Street and Esperanza Street..
- 7. Approve the Determination to permit over-in-height pilasters, not exceeding 6-foot in height, in conjunction with a 3.5 feet high wall/fence in the front yard along Beswick Street and Esperanza Street.
- 8. Approve the Affordable Housing Incentives (for senior citizen housing) as follows:
 - a. A 35% density bonus to permit 33 dwelling units.
 - b. Parking Option 2 to provide a total 24 parking spaces.
 - c. A 12-foot front yard setback along Esperanza Street.
 - d. A 5-foot side yard setback along the northerly property line.
- 9. Adopt the attached Findings.
- 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: Alam Choudhury (213) 978-1203

11. [CPC-2010-961-CA](#)
 CEQA: ENV-2010-962-ND
 Plan Areas: All

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

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

A proposed ordinance to continue to allow developments that combine residential and commercial uses as a mixed use exception by removing references to redevelopment project areas, many of which are expiring. In addition, the proposed ordinance addresses related technical corrections.

Requested Actions:

1. Amendments to Sections 12.22A.18 and 12.24 W.15 of the Los Angeles Municipal Code (LAMC).
2. ***Adopt the Negative Declaration (ENV-2010-962-ND) as the CEQA clearance on the subject.***

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Adopt the Negative Declaration (ENV-2010-962-ND) as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Staff: Gabriela Juarez (213) 978-1337

12. [CPC-2010-3955-CA](#)
CEQA: ENV-2009-3956-ND
Plan Area: Citywide

Council Districts: ALL
Expiration Date: NA
Appeal Status: NA

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

A proposed ordinance (Appendix A) to amend the conditional use permit regulations for floor area ratio (FAR) averaging in unified developments to allow for the transfer of density in mixed-use unified developments, remove reference to expiring Redevelopment Project Areas, and make minor technical corrections.

Requested Actions:

1. Amendments to Section 12.24 W.19 and 19.11 of the Los Angeles Municipal Code (LAMC).
2. ***Approve the associated environmental clearance ENV-2009-3956-ND.***

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the attached findings.
3. Approve the proposed ordinance and recommend its adoption by the City Council.
4. Approve the associated environmental clearance ENV-2009-3956-ND.

Staff: Tanner Blackman (213) 978-1353

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, June 24, 2010**
Van Nuys City Hall Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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