

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 24, 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, 8 and 9.

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:

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](#)
CEQA: ENV-2009-3741-CE
Related Case: CPC-2007-106-CA
Plan Area: Studio City-Sherman Oaks-
Toluca Lake-Cahuenga Pass

Council Districts: 2 – Krekorian
4 – LaBonge and 5 – Koretz
Expiration Date: N/A
Appeal Status: N/A

FOR INFORMATION ONLY

PUBLIC HEARING – Continued from the February 25, 2010 City Planning Commission meeting, further continuance requested to the meeting of July 22, 2010

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. [CPC-2010-846-CU-DB-SPR-CDO](#)
CEQA: ENV-2010-819-MND
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Expiration Date: 6-24-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on June 4, 2010

Location: 4258-4260 N. EAGLE ROCK BOULEVARD

Proposed Project:

The construction, use, and maintenance of a four story building consisting of a 56-unit affordable housing development with 28 total parking spaces in the [Q]C2-1VL-CDO Zone. The building height will vary from approximately 42 feet along Eagle Rock Boulevard to 56 feet in the rear. The applicant will provide 98% affordable units for Very Low Income households including the developmentally disabled, veterans, and senior citizens.

Requested Actions:

1. Conditional Use pursuant to LAMC Section 12.24-U,26(A) to allow a density increase over the 35% allowed per LAMC Section 12.22-A,25 thereby permitting 56 units in lieu of the 13 units allowed by the [Q]C2-1VL-CDO zone.
2. Affordable Housing - Density Bonus Incentives to allow three On-Menu Incentives to include: (1) Pursuant to LAMC Section 12.22-A,25(f)(4), up to a 35% increase in the allowable Floor Area Ratio not to exceed 2.025:1 in lieu of 1.5:1 otherwise permitted in the C2-1VL zone thereby allowing 40,500 square feet of building floor area in lieu of the 30,000 square feet otherwise permitted; (2) Pursuant to LAMC Section 12.22-A,25(f)(5) a height increase of 11 feet to a maximum height of 56 feet in lieu of the 45 feet permitted in the 1VL Height District; and (3) Pursuant to LAMC Section 12.22-A,25(f)(6) a 20% decrease in the otherwise required open space of 5,600 square feet to 4,480 square feet.
3. Affordable Housing - Density Bonus Incentives to allow a Request for Waiver of Modification of any Development Standards not on the Menu of Incentives to include: Pursuant to LAMC Section 12.22-A,25(g)(3), (1) a reduction in parking to allow 28 parking spaces in lieu of the 37 spaces allowed pursuant to LAMC Section 12.22-A,25(d) Parking Option 2; and (2) a 100% residential project where otherwise prohibited by the existing [Q] condition established by Ordinance No. 181,624.
4. Site Plan Review, pursuant to LAMC Section 16.05, to allow an increase in development of 50 or more dwelling units.
5. Community Design Overlay Plan Approval pursuant to LAMC Section 13.08-E to allow a Director's Determination for Design Overlay Compliance.
6. Pursuant to Section 21082.1 (C)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration (ENV-2010-819-MND) and required findings for the above-referenced project.

Applicant: Women Organizing Resources, Knowledge and Services, Channa Grace
Representative: QES Inc. – Eric Lieberman

Recommended Actions:

1. Approve a Conditional Use to allow a density increase over the 35 percent allowed to permit the construction of 56 dwelling units in the [Q]C2-1VL-CDO Zone.
2. Approve the following Affordable Housing – Density Bonus Incentives, concessions or waivers for a project that reserves 98% of its units for Very Low Income occupants: (1) a 35% increase in otherwise allowable Floor Area Ratio not to exceed 2.025:1; (2) a height increase of 11 feet to a maximum height of 56 feet; (3) a 20% decrease in the otherwise required open space to allow 4,480 square feet; (4) a reduction in parking to allow 28 parking spaces; and (5) a 100% residential project where otherwise prohibited by the existing [Q] condition established by Ordinance No. 181,624.
3. Approve Site Plan Review Findings for a development of 56 dwelling units.
4. Approve Community Design Overlay Findings for Design Overlay Compliance.
5. Adopt the attached Findings.
6. Adopt Mitigated Negative Declaration No. ENV-2010-819-MND.
7. 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.

8. 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 Molina-Pearson (213) 473-9983

6. [CPC-2009-815-ZC-DB-SPR](#)
CEQA: ENV-2009-816-MND
Plan Area: Sylmar

Council District: 7 - Alarcon
Expiration Date: 6-26-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on May 17, 2010

Location: 12415 SAN FERNANDO ROAD

Proposed Project:

The construction of a new five story mixed use development with 140 units by-right and 10 additional units, per a density bonus request (7.14% increase), for a total of 150 units, approximately 137,022 square feet, 72 feet in height. In addition, there will be 22,645 square feet of medical offices at ground level (first-floor). The existing single-family dwelling, Laundromat and its associated parking will be demolished and removed. The proposed project is located on a 56,000 square foot site composed of 6 parcels currently classified in the C2-1 and RA-1 zone.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2009-0816-MND, for the above referenced project.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from C2-1, RA-1 to (T)(Q) C2-1.
3. Pursuant to Section 12.22 A 25 of the Municipal Code, in consideration of Density Bonus for restricting up to 39% of the dwelling units (42 units) for Low Income senior residents, the following Affordable Housing Incentives are requested:
 - a. Request a 3:1 Floor Area Ratio (FAR) in lieu of the 1.5:1 FAR allowed, as per section 12.22.A.25 (f)(4)(ii). (on menu)
 - b. Waiver of Transitional Height requirement for buildings on C zoned lots located in proximity of RW1 or more restrictive zone as per Section 12.21.1.A.10. (off menu)
 - c. Request to allow a decrease in the required side yard facing Astoria Street to 3-feet in lieu of the required 7-feet, as per Section 12.A.25 (g)(3)(ii). (off menu)
4. 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: Kurken Alyanakian, DDCM, Inc.

Recommended Actions:

1. Approve and recommend that the City Council approve the Zone Change from C2-1 and RA-1 to (T)(Q) C2-1 for the subject property, with the attached conditions of approval.
2. Approve the Density Bonus of restricting up to 39% of the dwelling units (42 units) for Low Income senior residents, the following Affordable Housing Incentives are requested:
 - a. An "on menu" incentive for a 3:1 Floor Area Ratio (FAR) in lieu of the maximum 1.5:1 FAR permitted, as per section 12.22.A.25 (f)(4)(ii).

- b. Off menu waiver of Transitional Height requirement for buildings on C zoned lots located in proximity of RW1 or more restrictive zone required by Section 12.21.1.A.10, as per Section 12.25 A (g)(3)(ii).
- c. Off menu modification to allow a reduction of the required side yard facing Astoria Street to 3-feet in lieu of the required 7-feet, as per Section 12.25 A (g)(3)(ii).
- 3. Approve the Site Plan Review for a project that will result in an increase of 50 or more dwelling units.
- 4. Adopt Mitigated Negative Declaration No. ENV-2009-816-MND.
- 5. Adopt the attached Findings.
- 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.

Staff: Frank Quon (818) 374-5036

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| <p>7. <u>CPC-2009-3429-CU</u>
 CEQA: ENV-2009-3430-MND
 Plan Area: Sun Valley- LaTuna Canyon</p> | <p>Council District: 6 – Cardenas
 Expiration Date: 6-26-10
 Appeal Status: Appealable to City Council</p> |
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PUBLIC HEARING – Completed on May 10, 2010

Location: 10970 W. RATNER STREET

Proposed Project:

The maintenance, use, and operation of a recycling/buyback center consisting of two to three roll-off type storage containers measuring 11 feet 4 inches by 18 feet each, known as “*rePlanet Recycling Centers*”, with hours of operation of 8:00 a.m. to 5:00 p.m. Monday through Saturday, and 8:00 a.m. to 3:00 p.m. Sunday in the [Q]C2-1L-CDO zone. The project is located on an 8,749 square foot lot.

Requested Actions:

- 1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND), ENV-2009-3430-MND, for the above referenced project.
- 2. Pursuant to 12.24 U 22 of the Municipal Code, a Conditional Use for the depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Materials, Recycling Collection or Buyback Centers and Mobile Recycling Centers on a property classified in the [Q]C2-1L-CDO zone.

Applicant: Victor Sampson, Caldwell Banker
Representative: Robert Lamishaw, JPL Zoning Services, Inc.

Recommended Actions:

- 1. Approve the Conditional Use for the depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Materials, Recycling Collection or Buyback Centers and Mobile Recycling Centers on a property classified in the [Q]C2-1L-CDO zone, subject to the attached conditions of approval.
- 2. Adopt Mitigated Negative Declaration No. ENV-2009-3430-MND.
- 3. Adopt the attached Findings.

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.

Staff: Frank Quon (818) 874-5036

8. [CPC-2010-961-CA](#) Council Districts: All
CEQA: ENV-2010-962-ND Expiration Date: N/A
Plan Areas: All Appeal Status: N/A

PUBLIC HEARING – Continued from June 10, 2010 City Planning Commission Meeting

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

9. [CPC-2010-3955-CA](#) Council Districts: ALL
CEQA: ENV-2009-3956-ND Expiration Date: NA
Plan Area: Citywide Appeal Status: NA

PUBLIC HEARING – Continued from June 10, 2010 City Planning Commission Meeting

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, July 8, 2010**

**City Hall
200 N. Spring Street 10th Floor
Los Angeles, CA 90012**

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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.