

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, JANUARY 27, 2011, after 8:30 A.M.
VAN NUYS CITY HALL COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Matt Epstein, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner
Vacant, Commissioner
Vacant, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Vincent P. Bertoni, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s)

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-2010-319-CU](#)
CEQA: ENV-2010-320-MND
Plan Area: Sylmar

Council District: 7 – Alarcon
Expiration Date: 1-27-11 Ext.
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 14, 2010
Continued from the meeting of December 16, 2010

Location: 13245 W. HUBBARD STREET

Proposed Project:

Construction of a new public charter high school campus with a total floor area of 27,000 SF and serving 500 students grades 9-12 and 31 full-time staff (24 teachers and 7 administrators). The campus consists of a 2-story, 33.5-foot building with 26 classrooms, administrative offices, outdoor open space, on-site drop-off lane, and 56 parking spaces for staff only. The classrooms would operate from 8:30 AM to 4:30 PM, Monday-Friday. Special events, such as Parent Community Advisory Meeting, Back to School Night, and Open House, would not exceed more than 6 events per year, until 9:00 PM. The proposed project consists of demolition of an existing single-family home and accessory building.

Requested Actions:

1. Pursuant to LAMC Section 12.24-U,24, a Conditional Use to permit a public charter high school with 26 classrooms to accommodate up to 500 students (grades 9-12) and 31 full-time staff with 56 parking spaces in the RA Zone, and pursuant to LAMC Section 12.24-F, a request to permit a 10-foot encroachment into the 37-foot building line along Hubbard Street as established by Ordinance No. 117,919.
2. Pursuant to Section 21082.1(C)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration (ENV-2010-320-MND) and required findings for the above-referenced project.

Applicant: Campus USA, LLC
Representative: Al Avila

Recommended Actions:

1. Approve a Conditional Use to permit a public charter high school with 26 classrooms to accommodate up to 500 students (grades 9-12) and 31 full-time staff with 56 parking spaces in the RA Zone and a 10-foot encroachment into the 37-foot building line along Hubbard Street as established by Ordinance No. 117,919.
2. Adopt Mitigated Negative Declaration No. ENV-2010-320-MND.
3. 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.
4. 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: Jae Kim (213) 978-1383

5. [CPC-2010-1296-GPA-ZC-HD-ZAA-DB](#)
CEQA: Washington and Santee MND
Plan Area: Southeast Los Angeles

Council District: 9 – Perry
Expiration Date: 1-28-11
Appeal Status: Appealable to City
Council. ZC appealable by applicant
if disapproved in whole or in part.

PUBLIC HEARING – Completed on October 29, 2010

Location: 214, 216, 220 & 224 E. WASHINGTON BOULEVARD

AND City included “Add Area”: 1910, 1914 S. Los Angeles Street; 200, 206, 210, 306, 308, 310, 314, 316, 318, 320, 322, 324 & 340 E Washington Boulevard; and 1901, 1903, 1905, & 1909 S. Maple Avenue (all other adjacent properties on the southerly side of Washington Boulevard between Los Angeles Street and Maple Avenue).

Proposed Project:

For the Add Area: No project is proposed at this time. [Note: Future development that is under consideration by the Community Redevelopment Agency (CRA) would involve a separate zone change application and public hearing at a later date.]

For 214, 216, 220 & 224 E. Washington Boulevard: The demolition of existing commercial structures and associated parking for the construction of an approximately 92,910 square foot, 6-story 75 feet tall mixed use, Housing Development Project. The proposed project includes about 5,600 square feet of ground floor commercial space and 78 residential dwelling units of which 77 would be reserved for low income households with one unrestricted managers unit. The project would also provide code required commercial parking spaces (about 23 spaces depending on specific uses) and 79 residential parking spaces (approximately 102 total spaces) located both at the ground level and in 1 ½ levels of underground parking. The proposed project is located on three lots totaling 34,840 square feet currently classified as an industrial land use with a corresponding manufacturing zone. [Note: Case Number VTT-71273 has been filed for subdivision purposes and will require a separate hearing before the Advisory Agency at a later date.]

Requested Actions:

For the properties at 214, 216, 220 & 224 E. Washington Boulevard AND the City included Add Area:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Southeast Los Angeles Community Plan from Limited Manufacturing to Community Commercial.

For the properties at 214, 216, 220 & 224 E. Washington Boulevard only:

2. Pursuant to Section 12.32 of the Municipal Code, a Zone/Height District Change from M1-2-O (Limited Industrial Zone/Unlimited Height/6:1 FAR) to C2-1-O (Commercial Zone/ Unlimited Height /1.5:1 FAR).
3. Pursuant to Section 12.28 of the Municipal Code, an Adjustment to permit a rear yard setback of 6-feet, 5-inches deep instead of the 18-foot rear yard setback that is otherwise required.
4. Pursuant to Section 12.22 A.25 of the Municipal Code, in consideration of providing 77 of the dwelling units (about 99%) as restricted affordable units, the applicant would utilize Parking Option Number 2 which requires only one parking space for each restricted affordable unit. Additionally the applicant requests three Affordable Housing Incentives as follows:
 - a. Per 12.22 A.25 (f)(1) to provide reduced side yards approximately 7-feet 3-inches wide instead of the minimum 9-foot wide side yards that are otherwise required.
 - b. Per 12.22 A.25 (f)(4) to permit a 3:1 FAR (maximum 104,520 square foot building)

instead of the otherwise permitted 1.5:1 FAR (maximum 52,260 square foot building) on an approximately 34,840 sq. ft. site.

- c. Per 12.22 A.25 (f)(6) to provide approximately 8,650 square feet of open space instead of the minimum 10,700 square feet of open space which is otherwise required.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Find the Washington and Santee Project Mitigated Negative Declaration (MND), as prepared and Adopted by the Community Redevelopment Agency adequate to mitigate environmental impacts of the above referenced project as proposed.

Applicant: Mercy Housing California, Mee Heh Risdon
Representative: Michael Laughlin, PSOMAS

Recommended Actions:

1. Deny as submitted.
2. Approve and Recommend that the City Council Adopt a General Plan Amendment to the Southeast Los Angeles Community Plan from Limited Manufacturing to Community Commercial for the property located at 214, 216, 220 & 224 E. Washington Boulevard and for property located at 1910, 1914 S. Los Angeles Street and 200, 206, 210, E. Washington Boulevard of the City initiated ADD AREA.
3. Deny and Recommend that the City Council Not Adopt a General Plan Amendment to the Southeast Los Angeles Community Plan from Limited Manufacturing to Community Commercial for the property located at 306, 308, 310, 314, 316, 318, 320, 322, 324 & 340 E Washington Boulevard; and 1901, 1903, 1905, & 1909 S. Maple Avenue of the City initiated ADD AREA.

For the properties at 214, 216, 220 & 224 E. Washington Boulevard only:

4. Approve and Recommend that the City Council Adopt a Zone/Height District Change from M1-2-O (Limited Industrial Zone/Unlimited Height/6:1 FAR) to (T)(Q)C2-1-O (Commercial Zone/ Unlimited Height /1.5:1 FAR).
5. Approve an Adjustment to permit a rear yard setback of 6-feet, 5-inches deep instead of the 18-foot rear yard setback that is otherwise required.
6. Approve Affordable Housing Incentives as follows:
 - a. Per 12.22 A.25 (f)(1) to provide reduced side yards approximately 7-feet 3-inches wide instead of the minimum 9-feet wide side yards that are otherwise required.
 - b. Per 12.22 A.25 (f)(4) to permit a 3:1 FAR (maximum 104,520 square foot building) instead of the otherwise permitted 1.5:1 FAR (maximum 52,260 square foot building) on an approximately 34,840 sq. ft. site.
 - c. Per 12.22 A.25 (f)(6) to provide approximately 8,650 square feet of open space instead of the minimum 10,700 square feet of open space which is otherwise required.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Find the Washington and Santee Project Mitigated Negative Declaration (MND), as prepared and Adopted by the Community Redevelopment Agency adequate to mitigate environmental impacts of the above referenced project as proposed.
8. Adopt the attached Findings.
9. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified 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 pages.

Staff: Lynda Smith (213) 978-1170

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 10, 2011**
City Hall
200 N. Spring Street
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.