

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, SEPTEMBER 22, 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
George Hovaguimian, Commissioner
Justin Kim, Commissioner
Robert Lessin, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

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

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4 and 5.

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 averted 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-2011-1450-DB](#)
ENV-2011-1541-MND
Plan Area: Southeast Los Angeles

Council District: 8 – Parks
Expiration Date: 11-03-11
Appeal Status: Not Appealable

PUBLIC HEARING

Location: 9402-9422 S. BROADWAY
204-208 W. 94TH STREET
214-220 W. 94TH STREET
9413-9501 S. SPRING STREET

Proposed Project:

A Density Bonus project to permit the construction of a 48 unrestricted senior affordable housing units and one manager's unit in a new three-story residential structure in the RD1.5-1 Zoned portion of the 2.77 net acre lot and the construction of a 25,000 square-foot market with 108 parking spaces in the C2-1 and RD1.5-1 Zones. The applicant is providing 49 parking spaces, which exceeds the minimum parking required under Parking Option 2, one-half parking space per dwelling unit restricted to Low or Very Low Income Senior Citizens (or 26 parking spaces).

Requested Actions:

1. Pursuant to LAMC Section 12.22-A,25(3) a Density Bonus to permit the construction of a three-story, 49-unit affordable senior housing development with 49 parking spaces (Parking Option Two), together with a 25,000 square-foot grocery market with 108 parking spaces utilizing two on-menu, and five off-menu incentives, including:
 - a. an on-menu incentive for a 12-foot front yard in lieu of the required 15-foot front yard required in the RD1.5-1 Zone;
 - b. an on-menu incentive (averaging of floor area ratio, density, parking, and open space and permitting vehicular access over multiple zones) to permit the density to be averaged across the C2-1 and RD1.5- Zones with the 49 units to be constructed in the RD1.5-1 Zone and with vehicular access from a more restrictive zone (RD1.5) to a less restrictive zone (C2);
 - c. an off-menu incentive to permit 26 of the 108 parking spaces serving the 25,000 square-foot market to be located on a portion of RD1.5-1 Zone;
 - d. an off-menu incentive to allow parking spaces to be located within the front yard setback of the RD1.5-1 Zone otherwise not permitted;
 - e. an off-menu incentive to allow a portion of the commercial corner street frontage to have a variable 3- to 5-foot landscaped setback in lieu of the 5-foot setback otherwise required by the commercial corner development standards of the code;
 - f. an off-menu incentive to allow the exterior walls and doors to consist of less than 50% transparent windows in lieu of the 50% minimum otherwise required by the commercial corner development standards of the code, and;
 - g. an off-menu incentive to allow for a 10-foot encroachment into a 10-foot Building Line established under Ordinance No. 139,720.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration No. ENV-2011-1541-MND and required findings for the above-referenced project.

Applicant: AmCal Multi-Housing Corp.; Community Redevelopment Agency (CRA)
Representative: Eric Lieberman, QES, Inc.

Recommended Actions:

1. Approve a Density Bonus to allow a 49-unit affordable senior housing development with 49 parking spaces, utilizing Parking Option 2, and a 25,000 square-foot grocery market with a total of seven on- and off-menu incentives to permit: (1) an on-menu incentive for a 12-foot front yard; (2) an on-menu incentive to permit the density to be averaged across the C2-1 and RD1.5- Zones with the 49 units to be constructed in the RD1.5-1 Zone and with vehicular access from a more restrictive zone (RD1.5) to a less restrictive zone (C2); (3) an off-menu incentive to permit 26 of the 108 parking spaces serving the 25,000 square-foot market to be located on a portion of RD1.5-1 Zone; (4) an off-menu incentive to allow parking spaces to be located within the front yard setback of the RD1.5-1 Zone; (5) an off-menu incentive to allow a portion of the commercial corner street frontage to have a variable 3- to 5-foot landscaped; (6) an off-menu incentive to allow the exterior walls and doors to consist of less than 50% transparent, and; (7) an off-menu incentive to allow for a 10-foot encroachment into a 10-foot Building Line established under Ordinance No. 139,720.
2. Adopt the attached Findings.
3. Adopt the Mitigated Negative Declaration No. ENV-2011-1451-MND.
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: Luciralia Ibarra (213) 978-1378

5. [CPC-2011-1330-CA](#)
ENV-2011-1331-ND
Plan Area: Citywide

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

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through the Further Authority of the Zoning Administrator in all residential zones and as a Public Benefit project in the agricultural, commercial, manufacturing, and parking zones, with performance standards to preserve neighborhood character.

Requested Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the Findings.
3. Adopt Negative Declaration No. ENV-2011-1331-ND.
4. Adopt the proposed ordinance and recommend its adoption by the City Council.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the Findings.
3. Adopt Negative Declaration No. ENV-2011-1331-ND.
4. Adopt the proposed ordinance and recommend its adoption by the City Council.

Staff: Thomas Rothmann (213) 978-1891

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 9 2011**

**City Hall
200 N. Spring Street
Public Works Board Room 350
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.