

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CITY PLANNING COMMISSION
SPECIAL MEETING***

**THURSDAY, NOVEMBER 17, 2011, after 8:30 A.M.
PUBLIC WORKS BOARD ROOM - CITY HALL ROOM 350
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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.

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 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

****This meeting is "Special" due to the change in the venue and the meeting date.***

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Cornfield Arroyo Seco Specific Plan – Claire Bowin
 - 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 Request

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-2011-1090-CU-DB](#)
CEQA: ENV-2011-1089-MND
Plan Area: Arleta-Pacoima

Council District: 7 – Alarcon
Expiration Date: 11-19-11
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on October 3, 2011

Location: 12369-12381 OSBORNE STREET

Proposed Project:

Construction of 27 residential apartment units, 50 feet high, with 27 subterranean parking spaces, on a 30,077 square foot parcel of land in the (T)(Q)RD1.5-1 zone. The development will be 100% affordable to individuals in the very low-income bracket.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2011-1089-MND, for the above referenced project.
2. Pursuant to Section 12.24 U 26 of the Municipal Code, Conditional Use for a Density Bonus in which the density increase is greater than 35 percent to permit a density increase of 80 percent for a total project of 27 dwelling units, in excess of the 15 dwelling units permitted.
3. Pursuant to Section 12.22 A 25 of the Municipal Code, in consideration of Density Bonus for restricting up to 100% of the dwelling units (27 units) for Low Income residents, the following Affordable Housing Incentives are requested:
 - a. Request a building height of 50 feet in lieu of the 45 feet allowed, as per Section 12.22.A.25 (f)(5). (on menu)
 - b. Request to allow a reduced front yard setback of 7 feet in lieu of the required 15 feet, as per Section 12.24 A.25 (g)(3)(ii). (off menu)

Applicant: Penny Lane Centers
Representative: Howard Robinson and Sue Steinberg, Howard Robinson & Associates

Recommended Actions:

1. Adopt the Mitigated Negative Declaration, ENV-2011-1089-MND.
2. Approve a Conditional Use for a development project in which the density increase is greater than 35 percent for a density bonus project providing 100 percent of the total units for low-income households. The permitted base density, per the Q Conditions and using the lot area prior to dedication, results in 15 by-right base units and, after application of a 80% Density Bonus, a project with an additional 12 units for a final total of 27 units in lieu of 15, with the conditions of approval.
3. Approve the Density Bonus to allow a 27-unit affordable housing development with 27 parking spaces and one on-menu and one off-menu incentives to permit: (1) an on-menu incentive to permit a maximum height of 50 feet in lieu of 45 feet; and (2) an off-menu incentive to permit a reduced front yard of 7 feet in lieu of the required 15 feet established by LAMC Section 12.09.1.B.1;
4. Adopt the attached Findings.
5. 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: Franklin Quon (818) 374-5036

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, December 8, 2011**
Van Nuys City Hall Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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.