

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, FEBRUARY 9, 2012, 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, 5, and 6.

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 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:
 - APA National Conference – Kevin Keller, Senior City Planner
 - Mitigation Measures for Projects Near Freeways – Jonathan Hershey, Planner
 - 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. [DIR-2009-2065-DB-1A](#)
CEQA: ENV-2007-365-MND
Plan Area: Hollywood

Council District: 13 - Garcetti
Expiration Date: 2-9-12 Extended
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the June 9, 2011, July 14, 2011, September 8, 2011, October 13, 2011 and December 8, 2011 City Planning Commission Meetings

REQUEST FOR FURTHER CONTINUANCE

Location: 5241-5247 SANTA MONICA BOULEVARD and
5238-5246 VIRGINIA AVENUE

Proposed Project:

A Density Bonus Compliance Review for a mixed use project comprised of two buildings. The building fronting Santa Monica Boulevard contains approximately 32,272 square feet of commercial space on two floors and 39 residential units on three floors. The building fronting Virginia Avenue is a two-story building comprised of 10 residential units plus recreational facilities for a project total of 49 units. Two Density Bonus incentives are requested for the project which reserves at least 20% of total units for Low Income households, as defined by Ordinance 179681:

- a. Floor Area Ratio: A floor area ratio increase to 3:1 on the commercially zoned properties fronting Santa Monica Boulevard in lieu of the permitted floor area ratio 0.5:1.
- b. Averaging: Averaging of parking, open space, and permitting vehicular access.

Requested Actions:

1. Two appeals of the Director of Planning's Denial of a Density Bonus Compliance Review as filed and Conditional Approval of a Density Bonus Compliance Review pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC).
2. Consider the Mitigated Negative Declaration No. **ENV-2007-0365-MND**.

Applicant: Karnik Shadbazian
Representative: Robert Lamishaw, JPL Zoning Services, Inc.
Appellants: 1) Seta Panosian
Representative: Robert Silverstein, Silverstein Law Firm
2) Gary Taglyan, Petros Taglyan

Recommended Actions:

1. Deny the appeals.
2. Modify in part the Determination of the Director of Planning in approving a Density Bonus Compliance Review to add conditions relating to noise attenuation.
3. Sustain the remainder of the Determination of the Director of Planning in approving a Density Bonus Compliance Review to allow the construction of 49 residential dwelling units, with 20% as restricted affordable units, and 14,947 square feet of commercial floor area.
4. Adopt the attached revised Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2007-0365-MND**.
6. 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: Blake Lamb (213) 978-1167

5. **CPC-2007-3036-RIO**

ENV-2007-3037-ND

Plan Areas: Canoga Park, Winnetka, Woodland Hills, West Hills, Reseda, W. Van Nuys, Encino, Tarzana, Van Nuys, N. Sherman Oaks, Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass, Hollywood, Northeast Los Angeles, Silverlake, Echo Park, Central City North, Boyle Heights

Council Districts: 1 – Reyes, 2 – Krekorian, 3 – Zine, 4 – LaBonge, 5 – Koretz, 6 – Cardenas, 9 – Perry, 12 – Englander, 13 – Garcetti, 14 – Huizar

Expiration Date: N/A

Appeal Status: Not appealable

PUBLIC HEARING – Continued from the January 12, 2012 Meeting

Location: LOS ANGELES RIVER VICINITY

Proposed Project:

To establish the Los Angeles River Improvement Overlay (LA-RIO) (Appendix A) and Los Angeles River Design Guidelines (River Guidelines) (Appendix D), which will implement the first River Improvement Overlay (RIO) Supplemental Use District and River Design Guidelines. The LA-RIO establishes the area in which projects will need to comply with the RIO standards, and the River Guidelines establish guidelines that discretionary projects will need to comply with. The provisions of the LA-RIO ordinance and the River Guidelines shall apply to all properties located generally within approximately 2500' of the Los Angeles River as illustrated in the RIO boundary map (Appendix B) and the LA-RIO suffix on the zone classification.

Requested Actions:

1. Establishment of the Los Angeles River Improvement Overlay District (LA-RIO) and Los Angeles River Design Guidelines.
2. Consideration of Negative Declaration No. **ENV-2007-3037-ND**.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the attached findings and recommend adoption by the City Council.
3. Approve Negative Declaration No. **ENV-2007-3037-ND** as the CEQA clearance on the subject and recommend its adoption by the City Council.
4. Approve the proposed ordinance (Los Angeles River Improvement Overlay) and recommend adoption by City Council.
5. Adopt the proposed guidelines (Los Angeles River Design Guidelines).

Staff: Claire Bowin (213) 978-1213

6. [CPC-2008-3125-CA](#)
CEQA: ENV-2008-3103-CE
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: Not appealable

PUBLIC HEARING – Continued from the January 12, 2012 Meeting

Location: CITY WIDE

Proposed Project:

A proposed ordinance amending the Los Angeles Municipal Code (LAMC) to establish the River Improvement Overlay (RIO) District to enable the City of Los Angeles to facilitate appropriate development in designated areas adjacent to waterways in order to enhance the watershed, urban design and mobility of the area.

Requested Actions:

1. Amendments to Sections 11.5.4, 12.03, 12.04, 12.32, and 13.15 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to establish the River Improvement Overlay (RIO) Supplemental Use District.
2. Consideration of Categorical Exemption No. **ENV-2008-3103-CE**.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Approve Categorical Exemption No. **ENV-2008-3103-CE** as the CEQA clearance on the subject and recommend its adoption by the City Council.
4. Approve the proposed ordinance (Los Angeles River Improvement Overlay) and recommend adoption by City Council.

Staff: Claire Bowin (213) 978-1213

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 23, 2012**
Van Nuys City Hall Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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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.