

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

**CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY, MARCH 8, 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) 7 and 8.

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:
 - 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-2009-3210-GPA-ZC-HD**

CEQA: ENV-2009-2648-MND

Plan Area: Boyle Heights

Council District: 14 – Huizar

Expiration Date: 3-8-12 Extended

Appeal Status: ZC appealable by applicant if denied in whole or in part

PUBLIC HEARING – Completed on January 21, 2011

CONTINUED FROM THE SEPTEMBER 8, 2011 AND NOVEMBER 10, 2011 CITY PLANNING COMMISSION MEETINGS

Location: 1755 E. 3RD STREET

Proposed Project:

The construction of a 4-story, maximum 45 foot high, 40 unit apartment building, providing 80 parking spaces. The proposed project is located on a 26,253 irregularly shaped site currently zoned PF-1XL.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Boyle Heights Community Plan from Public Facilities to Medium Residential land use.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone/Height District Change from PF-1XL Public Facilities Zone, Maximum Height 30-feet/2-stories) to R3-1 (Multiple Dwelling Zone, Maximum Height 45 feet) .
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2009-2648-MND) for the above referenced project.

Applicant: Sivoush Nayyeri
Representative: Emilio F. Guterrez

Recommended Actions:

1. Disapprove as Submitted.
2. Approve and Recommend that the City Council Adopt the requested General Plan Amendment to the Boyle Heights Community Plan from Public Facilities to Medium Residential.
3. Approve and Recommend that the City Council Adopt a Zone Change from PF-1XL to (T)(Q)R3-1.
4. Adopt Mitigated Negative Declaration No. ENV-2009-2648-MND and associated Findings.
5. Adopt the attached Findings.
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: Lynda Smith (213) 978-1196

5. **CPC-2011-1920-GPA-ZC-ZV**
CEQA: ENV-2009-1350-MND-REC1
Plan Area: Sun Valley-La Tuna Canyon

Council District: 6 – Cardenas
Expiration Date: 3-8-12
Appeal Status: ZC appealable by applicant if disapproved in whole or in part. ZV is appealable to City Council if approved.

PUBLIC HEARING – Completed on December 13, 2011

Location: 7626-7634 VINELAND AVENUE

Proposed Project:

The construction, use and maintenance of a two-story, 30 feet in height 22,700 square-foot commercial building, with 10,750 square feet of retail on the first floor and 11,950 square feet of offices on the second floor and a total of 73 parking spaces.

Requested Actions:

1. Pursuant to LAMC Section 11.5.6-B, a General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan from Low Residential and Low Medium II Residential to Neighborhood Commercial land use.
2. Pursuant to LAMC Section 12.32-B, a Zone Change from R1-1 and (Q)C2-1 to C2-1 to permit the construction, use and maintenance of a two-story, 22,700 square-foot commercial building; and
3. Pursuant to LAMC Section 12.27-B, a Zone Variance from Section 12.08 to permit an early-start construction of the 22,700 square-foot commercial building in the underlying R1-1 Zone.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration No. **ENV-2008-4745-MND** and the Addendum (**ENV-2009-1350-MND-REC1**).

Applicant: Jose & Guadalupe Catrellon
Representative: Pauline Amond & Associates

Recommended Actions:

1. Approve a General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan from Low Residential and Low Medium II Residential to Neighborhood Commercial land use;
2. Approve and Recommend that the City Council adopt a Zone Change from R1-1 and (Q)C2-1 to (T)(Q)C2-1, consistent with the proposed General Plan Amendment.
3. Deny a Zone Variance from Section 12.08 to permit an early-start construction of the proposed 22,700 square-foot commercial building in the underlying R1-1 Zone;
4. Adopt the attached Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2008-4745-MND** and the Addendum (**ENV-2009-1350-MND-REC1**).
6. Recommend that the applicant be advised that time limits for effectuation of a zone in the “Q” Qualified Classification and “T” Tentative 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 page.
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: Jae Kim (213) 978-1383

6. **CPC-2010-31-SP-AD** Council District: 15 – Buscaino
CEQA: ENV-2010-32-EIR, SCH#2010021007 Expiration Date: N/A
Plan Area: Southeast Los Angeles Appeal Status: Not appealable

PUBLIC HEARING – Completed on October 5, 2011

Location: 9800 S. GRAPE STREET

Proposed Project:

Adoption of the Jordan Downs Urban Village Specific Plan. The proposed Specific Plan creates new General Plan Land Uses, Zoning, Height Districts, Street Designations, Floor Area Ratios, and Design Standards for all parcels within the Specific Plan Boundary. The Plan also proposes the re-designation of a portion of Century Boulevard.

Requested Actions:

1. Approve the adoption of the Jordan Downs Urban Village Specific Plan.
2. Approve a General Plan Amendment to change the street classification of Century Boulevard from a Major Highway Class II to a Modified Collector Street in that portion between Wilmington Avenue and Alameda Street and a Modified Secondary Highway in the portion between Wilmington Avenue and Success Street.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code Certification of an Environmental Impact Report (EIR) for the above referenced project, Adoption of the Statement of Overriding Considerations and the proposed mitigation monitoring program and the required findings for the adoption of the Environmental Impact Report No. **ENV-2010-32-EIR** and **SCH No. 2010021007**.

Applicant: City of Los Angeles, The Housing Authority of Los Angeles

Recommended Actions:

1. Approve and Recommend that the City Council adopt the Jordan Downs Urban Village Specific Plan.
2. Approve and Recommend that the City Council adopt the General Plan Amendment that changes the street classification of Century Boulevard from a Major Highway Class II to a Modified Collector Street in that portion between Wilmington Avenue and Alameda Street and a Modified Secondary Highway in the portion between Wilmington Avenue and Success Street.
3. Adopt the attached Findings, including the Environmental Findings.
4. Approve and Recommend that the City Council Certify that the Environmental Impact Report **ENV-2010-0032-EIR, SCH No. 2010021007** is an adequate environmental clearance for this action, and recommend that the City Council make concurring findings.
5. Adopt the Statement of Overriding Considerations.
6. Advise the landlord/proposed developer that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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.
7. Advise the landlord or proposed developer 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: Jason Chan (213) 978-1178

7. [CPC-2008-1552-CPU](#)
CEQA: ENV-2008-1780-EIR
Plan Areas: Southeast Los Angeles-
South Los Angeles
Related Case: CPC-2008-1553-CPU

Council District: 8 – Parks, 9 – Perry,
15 – Buscaino
Expiration Date: N/A
Appeal Status: N/A

LIMITED PUBLIC HEARING

Location: VARIOUS (see staff report)

Proposed Project:

A draft ordinance amending Sections 12.04, 12.20.3 and 12.32 of the Los Angeles Municipal Code (LAMC), and adding a new Section 13.14 to the LAMC to enable the establishment of a Community Plan Implementation Overlay (CPIO) district for the South and Southeast Los Angeles New Community Plans to facilitate appropriate development in designated areas adjacent to transit stations, in order to improve walkability, quality of life, neighborhood character, maximize housing opportunities and retail potential, streamline the environmental review process for transit-oriented development projects and formulate form-based zoning. The attached staff report updates the City Planning Commission on the analysis, outreach, proposed ordinances and policy formulation for ten (10) stations in the South and Southeast Los Angeles Community Plan areas.

Requested Actions:

Approve in concept the proposed establishment of a CPIO and TOD policy formulation and subsequently direct staff to return at a later date for a full public hearing after the necessary environmental impact reports (**ENV-2008-1780-EIR**) to assess impacts associated with the proposed zone changes and plan amendments and attendant mitigation measures is completed.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve in concept the staff report, in conjunction with the proposed CPIO and TOD policy formulation.
2. Direct staff to return at a later date for a full public hearing for final action on zone changes, plan amendments and the Environmental Impact Report (**ENV-2008-1780-EIR**).

Staff: Lynell Washington (213) 978-1162

8. **CPC-2008-1553-CPU**
CEQA: ENV-2008-1781-EIR
Plan Areas: Southeast Los Angeles-
South Los Angeles
Related Case: CPC-2008-1552-CPU

Council District: 8 – Parks, 9 – Perry,
15 – Buscaino
Expiration Date: N/A
Appeal Status: N/A

LIMITED PUBLIC HEARING

Location: VARIOUS

Proposed Project:

A draft ordinance amending Sections 12.04, 12.20.3 and 12.32 of the Los Angeles Municipal Code (LAMC), and adding a new Section 13.14 to the LAMC to enable the establishment of a Community Plan Implementation Overlay (CPIO) district for the South and Southeast Los Angeles New Community Plans to facilitate appropriate development in designated areas adjacent to transit stations, in order to improve walkability, quality of life, neighborhood character, maximize housing opportunities and retail potential, streamline the environmental review process for transit-oriented development projects and formulate form-based zoning. The attached staff report updates the City Planning Commission on the analysis, outreach, proposed ordinances and policy formulation for ten (10) stations in the South and Southeast Los Angeles Community Plan areas.

Requested Actions:

Approve in concept the proposed establishment of a CPIO and TOD policy formulation and subsequently direct staff to return at a later date for a full public hearing after the necessary environmental impact reports (**ENV-2008-1781-EIR**) to assess impacts associated with the proposed zone changes and plan amendments and attendant mitigation measures is completed.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve in concept the staff report, in conjunction with the proposed CPIO and TOD policy formulation.
2. Direct staff to return at a later date for a full public hearing for final action on zone changes, plan amendments and the Environmental Impact Report (**ENV-2008-1781-EIR**).

Staff: Lynell Washington (213) 978-1162

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, March 22, 2012**
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.