

**CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY, APRIL 12, 2012, after 1:00 P.M.

**JOHN FERRARO COUNCIL CHAMBER - CITY HALL ROOM 340
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 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:
 - Bicycle Parking and Implementation
 - 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: 4-12-12 Extended
Appeal Status: Not further appealable

PUBLIC HEARING – *Continued from the June 9, 2011, July 14, 2011, September 8, 2011, October 13, 2011, December 8, 2011, February 9, 2011 and April 12, 2012 City Planning Commission Meetings*

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-2007-365-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-2007-365-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-2011-2468-CU-PB**
CEQA: ENV-2011-2338-MND
Plan Area: South Los Angeles

Council District: 1 – Reyes
Expiration Date: 4-12-12
Appeal Status: Appealable to City Council

PUBLIC HEARING - Completed on February 22, 2012

Location: 2734 W. 14TH STREET, 1408-1410 S. ARDMORE AVENUE
2749, 2755, 2765 W. 15TH STREET

Proposed Project:

Conversion, use, and maintenance of an existing vacant 20,450 square-foot former telephone company garage building (Pacific Bell Garage) for the establishment of a charter middle school serving grades 6 through 8, with a maximum enrollment of 270 students with approximately 90 students in each grade. The former Pacific Bell Garage building will be rehabilitated and adapted for use as nine classrooms, a multi-purpose/lunch area, a teacher's lounge, and administrative offices. The western portion of the paved property will be repaved to be used as an outdoor court for volleyball and basketball. The residential building fronting on 14th Street would be demolished and converted into a nine-vehicle parking area. The original portion of the dwelling fronting Ardmore Avenue would be retained for future use in the project. The proposed charter middle school will be operated by nine classroom teachers, and four administrative staff, and will use Ardmore Avenue for student drop-off and pick-up. The school's regular hours of operation will be from 7:30 a.m. to 3:15 p.m., Monday through Friday. There will be approximately 10 parent-teacher meetings (one each month). Special events such as parent-student conferences, committee meetings, and fundraisers would not exceed 2 events per month, and no more than one event on a single day. Any special event would end by 7:00 p.m. The school will also have limited activities (such as tutoring, enrichment classes, and other learning activities) that will occur approximately twice a month on Saturdays in operation from 8:00 a.m. to 12:00 noon. The project proposal includes joint use of a portion of the site as a community/recreation center and will serve up to approximately 150 children, consisting of students at the school and children from the surrounding neighborhood. The center will operate in the afternoons on weekdays from 3:15 p.m. until 7:00 p.m. (or dusk for outdoor activities, whichever is earlier), and on Saturdays and Sundays from 9:00 a.m. until 7:00 p.m. (or dusk for outdoor activities, whichever is earlier), and will utilize approximately 4,000 square feet of the facility's multi-purpose room, meeting room, and restrooms, and the outdoor recreation facilities and parking area. The charter school classrooms and administrative offices will be locked and will not be used for community center purposes.

Requested Actions:

1. Pursuant to Section 12.24.U.24 of the Los Angeles Municipal Code, a Conditional Use to permit a public charter elementary school in the [Q]R4-1-HPOZ Zone.
2. Pursuant to Section 12.24.W.37 a Conditional Use to allow parking within a R Zone.
3. Pursuant to Section 12.24.F a Conditional Use to permit reduced yards, setbacks, over-height fences, and accessory structures set by the Planning Commission.
4. Pursuant to Section 14.00.B an Alternative Compliance Procedures to allow a public benefit project, joint community center within the existing Pacific Bell Building.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration No. **ENV-2011-2338-MND** and required findings for the above-referenced project.

Applicant: Pueblo Nuevo Development Inc., Philip Lance
Camino Nuevo Charter Academy, Ana F. Ponce
Representative: Michael S. Woodward

Recommended Actions:

1. Approve a Conditional Use to permit the conversion, use, and maintenance of the existing one-story, 20,450 square-foot Pacific Bell Garage building for the establishment of a charter middle school serving grades 6 through 8, with a maximum enrollment of 270 students with approximately 90 students in each grade.
2. Approve a Conditional Use to permit reduced yards, setbacks, over-height fences, and accessory structures set by the Planning Commission.
3. Approve a Conditional Use to permit parking in the [Q]R4-1-HPOZ Zone.
4. Approve an Alternative Compliance Procedures for a Public Benefit to permit joint use of a portion of the site as a community/recreation center and will serve up to approximately 150 children, utilizing approximately 4,000 square feet of the facility's multi-purpose room, meeting room, and restrooms, and the outdoor recreation facilities and parking area.
5. Adopt the attached Findings.
6. Adopt Mitigated Negative Declaration No. **ENV-2011-2338-MND**.
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: Christina Toy Lee (213) 473-9723

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| 6. <u>CPC-2011-2498-CU</u>
CEQA: ENV-2011-2499-MND
Plan Area: Harbor Gateway | Council District: 15 – Buscaino
Expiration Date: 4-12-12
Appeal Status: Appealable to City Council |
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PUBLIC HEARING – Completed on February 29, 2012

Location: 16619 S. MENLO AVENUE, 806-812 165TH PLACE

Proposed Project:

Conversion, use, and maintenance of an existing two-story 15,765 square-foot classroom building, an existing one-story 1,675 square foot administrative building and an existing one-story 4,220 square foot church building for the establishment of a charter middle school serving grades 6 through 8, with a maximum enrollment of 360 students and the use of an existing surface parking lot with 24 parking spaces in the R3-1 Zone. The existing classroom and administrative buildings on-site will be converted into 12 classrooms, a multi-purpose/lunch area, a teacher's lounge, and administrative offices. Two new greenhouses, 555 square feet and 534 square feet, will be located on the roof deck of the classroom building. The existing church will be converted into a multi-purpose area and offices with a new 4,000 square foot, second floor addition to be located within the building shell. The project will also include an approximately 7,500 square-foot outdoor play/garden area. An existing middle school, Environmental Charter Middle School, will be re-located to this site. The proposed charter middle school will be operated by 12 classroom teachers, 4.5 resource/enrichment teachers, 3 administrative staff, and 2 campus safety personnel. The existing driveway located off Menlo Avenue will provide access to the existing parking lot for student drop-off and pick-up. The student pedestrian entrance will

be located on 165th Place. The school's regular hours of operation will be from 7:30 a.m. to 3:30 p.m., Monday through Friday. An after school child care program will be provided for up to 50% of the student body from 3:30 p.m. to 6:00 p.m. There will be approximately 3 parent-teacher meetings per year with once yearly parent meetings from 8:00 a.m. to 2:00 p.m. Special events such as parent-student conferences, committee meetings, and fundraisers would not exceed one event per month, and no more than one event on a single day. Any special event would end by 6:00 p.m. The school will also have limited activities (such as tutoring, enrichment classes, and other learning activities) that will occur approximately twice per month on Saturdays from 8:00 a.m. to 12:00 noon.

Requested Actions:

1. Pursuant to LAMC Section 12.24-U,24, a Conditional Use to permit a public charter middle school in the R3-1 Zone.
2. Pursuant to LAMC Section 12.24.F a Conditional Use to permit a 9-foot front yard along Ainsworth Street in lieu of the 15 feet required and a zero-foot side yard along the alley in lieu of the 10 feet required.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration No. **ENV-2011-2499-MND** and required findings for the above-referenced project.

Applicant: Environmental Charter Schools, Allison Suffet Diaz
Representative: Michael S. Woodward

Recommended Actions:

1. Approve a Conditional Use to permit the conversion, use, and maintenance of an existing two-story 15,765 square-foot classroom building, an existing one-story 1,675 square foot administrative building and an existing one-story 4,220 square foot church building for the establishment of a charter middle school serving grades 6 through 8, with a maximum enrollment of 360 students.
2. Approve a Conditional Use to permit a 9-foot front yard along Ainsworth Street in lieu of the 15 feet required and a zero-foot side yard along the alley in lieu of the 10 feet required.
3. Adopt the attached Findings.
4. Adopt Mitigated Negative Declaration No. **ENV-2011-2499-MND**.
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.
6. 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: Sarah Molina Pearson (213) 473-9983

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, April 26, 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.