

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

**CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY, MAY 10, 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) .

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.

Due to the restrictions of room size, visitors may be routed to an “overflow” area once room capacity has been reached. This will ensure public safety in accordance with the City of Los Angeles Fire Code and regulations.

4. [CPC-2011-927-GPA-ZC-HD-SP-CUB-CA](#)
CEQA: ENV-2009-271-EIR; SCH#2009011101
Plan Area: South and Southeast Los Angeles
RELATED CASE:
CPC-2011-1171-DA

Council District: 1 – Reyes, 8 – Parks,
9 – Perry
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed on March 14 and March 15, 2012

Location: UNIVERSITY OF SOUTHERN CALIFORNIA, UNIVERSITY PARK CAMPUS
AND SURROUNDING AREAS

Proposed Project:

Adoption of the University of Southern California (“USC”) University Park Specific Plan and Development Agreement. The proposed Specific Plan creates a new Specific Plan Zone, which would impose new development regulations on all parcels contained within the Specific Plan boundary on and around the University Park Campus.

The Specific Plan would allow for the addition of a total of up to 5,042,607 square feet of new floor area, consisting of up to approximately 2,500,000 square feet of academic and University uses; up to 350,000 square feet of retail/commercial uses; and up to approximately 2,135,000 square feet of student and faculty housing providing up to 5,400 student beds in a variety of housing types and configurations and approximately 250 faculty housing units. In addition, the Specific Plan would provide for an approximately 165,000 square foot hotel and conference center with up to 150 guest rooms, a new 80,000 square foot University-affiliated K-8 laboratory school. The project may be built in phases. The Plan also proposes the re-designation of a portion of Jefferson Boulevard from a Secondary Highway to a Modified Secondary Highway in order to accommodate a new bicycle lane.

Requested Actions:

1. Pursuant to Section 65864 of the State Government Code and the City implementing procedures, a Development Agreement, by and among The University of Southern California (“USC”), a non-profit corporation, and the City of Los Angeles, for a term of 20 years.
2. Pursuant to Section 12.32 of the LAMC, Zone and Height District changes from [Q]R4-1, [Q]R4-1-O, R4-1-O, C2-1L, [T][Q]C2-2D, MR1-2 and M2-2, [Q]C2-1-O, PF-1-O, and to reflect the proposed USC University Park Specific Plan zone.
3. Pursuant to Article 2, Chapter 1, Section 12.04 of the LAMC, a Code Amendment to add the USC University Park Specific Plan zone to the list of Specific Plan Zones in Subsection A.
4. Pursuant to 11.5.6, a General Plan Amendment to: 1) correct the land use designation in the Southeast Los Angeles Community Plan by changing the Open Space designation on the east side of Hope Street between 35th and the railroad right of way to Limited Industrial in Subarea 2; 2) Amend footnote 1 of the South Los Angeles Community Plan to exempt Community Commercial land use in Subarea 3 from the 1.5:1 FAR limitation; 3) Amend footnote 1 of the South Los Angeles Community Plan to exempt High Medium Residential uses in Subarea 3 from the 3:1 FAR limitation; 4) Change the Public Facilities designation to Community Commercial in Subarea 3.
5. Pursuant to 11.5.6, a General Plan Amendment to: amend the General Plan Framework Element Designation of the eastern portion of Subarea 3 from a Neighborhood District designation to a Community Center designation, the boundary of which shall include all of Subarea 3 of the USC Specific Plan.
6. Pursuant to 11.5.6, a General Plan Amendment to: modify the street standards for Jefferson Boulevard between Vermont Avenue and Flower Street from a Secondary Highway to a Modified Secondary Highway; downgrade McClintock Avenue between Jefferson Boulevard and 30th Street from a Secondary Highway to a Local Street with a public easement in perpetuity.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code Certification of an

Environmental Impact Report (EIR) **ENV-2009-271-EIR, SCH No. 2009011101** 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 EIR.

Applicant: City of Los Angeles and University of Southern California

Recommended Actions:

1. Approve and Recommend that the City Council Adopt the Development Agreement, between USC and the City of Los Angeles, as amended, for a term of 20 years.
2. Approve and Recommend that the City Council adopt the USC University Park Specific Plan.
3. Approve and Recommend that the City Council adopt the General Plan Amendment with changes to existing Zones, Height Districts, General Plan Land Uses and amendments to South and Southeast Los Angeles Community Plan footnotes to correspond to the new USC University Park Specific Plan zone.
4. Approve and Recommend that the City Council adopt a General Plan Amendment to amend the General Plan Framework Element Designation of the eastern portion of Subarea 3 from a Neighborhood District designation to a Community Center designation, the boundary of which shall include all of Subarea 3 of the USC Specific Plan.
5. Approve and Recommend that the City Council adopt a Code Amendment to add the University of Southern California (USC) University Park Specific Plan zone to the list of Specific Plan Zones in Article 2, Chapter 1, Section 12.04 A of the LAMC.
6. Approve and Recommend that the City Council adopt the General Plan Amendment that changes the street classification of Jefferson Boulevard from a Secondary Highway to a Modified Secondary Highway in that portion between Vermont Avenue and Flower Street.
7. Approve and Recommend that the City Council adopt the General Plan Amendment that changes the street classification of McClintock Avenue from a Secondary Highway to a Local Street in that portion between 30th Place and Jefferson Boulevard.
8. Certify that the final Environmental Impact Report **ENV-2009-271-EIR, SCH No. 2009011101**, (EIR): 1) complies with CEQA as the environmental clearance for the Specific Plan and Development Agreement approvals, 2) reflects the City's independent judgment and analysis as to the Specific Plan and Development Agreement approvals, and 3) that the City Council has reviewed and considered the information in the EIR before approving the Specific Plan and Development Agreement.
9. Adopt the attached Findings, including the Environmental Findings.
10. Adopt the Statement of Overriding Considerations.
11. 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.
12. 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: Michelle Levy (213) 978-1198

5. [CPC-2011-1171-DA](#)
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8. Certify that the final Environmental Impact Report **ENV-2009-271-EIR, SCH No. 2009011101**, (EIR): 1) complies with CEQA as the environmental clearance for the Specific Plan and Development Agreement approvals, 2) reflects the City's independent judgment and analysis as to the Specific Plan and Development Agreement approvals, and 3) that the City Council has reviewed and considered the information in the EIR before approving the Specific Plan and Development Agreement.
9. Adopt the attached Findings, including the Environmental Findings.
10. Adopt the Statement of Overriding Considerations.
11. 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.
12. 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: Michelle Levy (213) 978-1198

6. **SPECIAL ITEM**
City Wide

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

CLOSED SESSION

The City Planning Commission shall recess to Closed Session, pursuant to Government Code Section 54956.9(a), to confer or discuss with, or receive advice from, its legal counsel regarding pending litigation in cases entitled Americans for Safe Access, et al. v. City of Los Angeles, Los Angeles Superior Court (LASC), Lead Case No. BC 433942 (and all related actions), The People of the State of California, et al v. Natural Ways Always, et al. / Natural Ways Always, Inc. v. City, et al., LASC Case No. BC 460799 (and related cases) and Doe 1, Doe 2, et al. v. City of Los Angeles, LASC Case No. BC 480010. (The pending litigation includes more than 50 separate lawsuits and cross-complaints filed against the City by medical marijuana dispensaries, owners, operators, and patients. The lawsuits challenge the City's medical marijuana ordinance on a wide variety of legal grounds and seek to enjoin enforcement of the City's ordinance).

Requested Actions:
No Action

Applicant: City of Los Angeles

Staff: Terry Kaufmann-Macias, Deputy City Attorney (213) 978-8120

The City Planning Commission may ADJOURN FOR LUNCH at approximately noon. Any cases not acted upon during the morning session will be considered after lunch.

7. **CPC-2011-2124-CU**
CEQA: ENV-2011-2125-MND
Plan Area: Southeast Los Angeles

Council District: 9 – Perry
Expiration Date: 5-13-12
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 6, 2012

Location: 3301 S. SAN PEDRO STREET

Proposed Project:

The Continued Use and Operation of a Recycling “Buyback Center”, providing 3 parking spaces, operating Monday through Saturday from 8:00 a.m. to 6:00 p.m. and Sundays from 8:00 a.m. to 1:00 p.m. The property is an approximately 6,322 square foot, vacant lot classified in the [Q]MR1-1VL (Limited Industrial) Zone.

Requested Actions:

1. Pursuant to Section 12.24 U.22(a) of the Municipal Code, a Conditional Use to allow a recycling “Buyback Center” for the depositing of glass, cans, papers, plastic, beverage containers, and similar recyclable materials in the MR1 Zone, when the facility is located within 1,000 feet of any A, R, C, P, PB, MR, or M1 Zone or use or otherwise does not comply with the conditions set forth in

Section 12.21 A.18(d).

2. Pursuant to the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2011-2125-MND**) for the above referenced project.

Applicant: Juan Antonio Pulgarin, CRV in your Community
Representative: John Simmons

Recommended Actions:

1. Deny a Conditional Use to permit a Recycling Buyback Center for the depositing of glass, cans, papers, plastic, beverage containers, and similar recyclable materials in the MR1 Zone, when the facility is located within 1,000 feet of any A, R, C, P, PB, MR, or M1 Zone or use or otherwise does not comply with the conditions set forth in Section 12.21 A.18 (d).
2. Adopt the attached Findings.
3. Consideration of Mitigated Negative Declaration No. **ENV-2011-2125-MND**.

Staff: Lynda Smith (213) 978-1196

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 24, 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.