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**CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY, JUNE 14, 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.

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:
Active Transportation presented by Sam Schwartz, Transportation Engineer

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-2011-2124-CU](#)
CEQA: ENV-2011-2125-MND
Plan Area: Southeast Los Angeles

Council District: 9 – Perry
Expiration Date: 6-14-12 Extended
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 6, 2012
CONTINUED FROM THE MAY 10, 2012 CPC MEETING

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

5. [CPC-2012-47-CU-SPR](#)
CEQA: ENV-2012-48 -MND
Plan Area: Arleta-Pacoima

Council District: 7 – Alarcon
Expiration Date: 6-14-12 Extended
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 3, 2012
CONTINUED FROM THE MAY 24, 2012 CPC MEETING

Location: 11351 N. DRONFIELD AVENUE

Proposed Project:

Demolition of the existing improvements, including two single-family dwellings, animal stables and storage sheds, on a 1.93-acre lot, and the construction, use and maintenance of a new charter

elementary school for grades K-2, to include a two-story with partial basement structure of approximately 55,000 square feet and 42 classrooms, a nurse's station, teachers' lounge, full-service kitchen, a multi-purpose assembly/auditorium area, administrative offices, approximately 17,878 square feet of outdoor playground and landscaped open space, on-site parking for 50 automobiles, and an approximately 200-foot curb cut along Dronfield Avenue for a student drop-off/pick-up area. The school will have 900 students and be operated by 60 teachers and administrative staff. The school will have regular hours of operation from 7:00 a.m. to 4:30 p.m., Monday through Friday. An after-school child care program will be provided for parents who work for up to approximately 50% of the student body between 4:30 p.m. and 6:00 p.m. There are anticipated to be monthly parent-teacher meetings. Special events would not exceed 5 events per month and no more than one event per day, to include parent-student conferences, committee meetings and fundraisers. Any special events in the evening would end by 6:00 p.m.

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 A2-1 Zone.
2. Pursuant to Section 12.24-F reduced setbacks to permit a front yard setback of 15 feet on Dronfield and Sproule Avenues, and 10-foot side yard setbacks, in lieu of the 25-foot front and side yard setbacks required in the A2 Zone. The applicant is also requesting a waiver of the required street dedications and standards to permit an 8-foot curb cut on the Dronfield Avenue frontage to create a student drop-off/pick-up area, and waiver of the required street dedication and improvement for the extension of Carl Street between Dronfield and Sproule Avenues.
3. Site Plan Review for a project creating more than 50,000 square feet of nonresidential floor area.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, (**ENV-2012-48-MND**) for the subject use.

Applicant: Fenton Avenue Charter School, Pacific Charter School Development Inc.
Representative: Michael S. Woodward

Recommended Actions:

1. Approve a Conditional Use to permit a public charter elementary school in the A2-1 Zone.
2. Approve reduced setbacks to permit a front yard setback of 15 feet on Dronfield and Sproule Avenues, and 10-foot side yard setbacks, in lieu of the 25-foot front and side yard setbacks required in the A2 Zone, pursuant to Section 12.24-F.
3. Approve Site Plan Review for a project creating more than 50,000 square feet of nonresidential floor area pursuant to Section 16.05-E.
4. Adopt the attached Findings.
5. Adopt the Mitigated Negative Declaration No. **ENV-2012-48-MND**.
6. 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.
7. 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: Jeffrey Poole (213) 473-9987

6. **CPC-2011-629-GPA-ZC**
CEQA: ENV-2011-630-ND
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: 6-16-12
Appeal Status: Appealable by
applicant if denied in whole or in part

PUBLIC HEARING – Completed on May 7, 2012

Location: 1222, 1224, 1226 S. COCHRAN AVENUE
(Legally described as Tract: TR 5069, Block: None, Lot: 576)

AND City included “Add Area”: 5315-5317 and 5320-5322 West San Vicente Boulevard, and 1252, 1260, 1262, 1262 1/4, 1262 1/2, 1264, 1266, 1270, 1272, 1274, 1278, 1280, and 1282 South Cochran Avenue

Proposed Project:

Zone / Height District Change and General Plan Amendment at 1222-1226 Cochran Avenue, with no change to the current project site.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt and Find the Negative Declaration **ENV-2011-630-ND** is adequate and no additional environmental clearance is necessary.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Wilshire Community Plan to change the land use designation of the parcels located at 1222, 1224, 1226 South Cochran Avenue from Medium Density Residential to Limited Commercial Land Use Designations.
Add Area: City-initiated General Plan Amendment to the Wilshire Community Plan to change the land use designation of the “Add Area” identified above from Medium Density Residential to Limited Commercial.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone/Height District Change from R3-1-O (multiple-family dwelling zone), to C1-1VL-O (Limited Commercial zone) for 1222, 1224, 1226 South Cochran Avenue.
Add Area: No Zone/Height District Change is proposed.

Applicant: Ben Marvazzy, Rama Properties, LLC
Representative: Nathan Freeman

Recommended Actions:

1. Adopt the Negative Declaration, **ENV-2011-630-ND**, for the above referenced project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. Approve and recommend that the City Council approve the General Plan Amendment from Medium Density Residential to Limited Commercial Land Use Designations, for 1222, 1224, 1226 South Cochran Avenue and for the “Add Area”.
3. Approve and recommend that the City Council approve the Zone/Height District Change from R3-1-O to C1-1VL-O for 1222, 1224, and 1226 South Cochran Avenue, with the attached conditions of approval.
4. Adopt the attached findings.
5. 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

7. **CPC-2009-3580-GPA-ZC**
CEQA: ENV-2009-2649-MND
Plan Area: Harbor Gateway

Council District: 15 – Buscaino
Expiration Date: 6-20-12
Appeal Status: Appealable by the
Applicant if denied in whole or in part

PUBLIC HEARING – Completed on May 23, 2011

Location: 17236 S. HOOVER STREET
(Legal Description- R1-1 Lot 5 of Tract 25307 and [Q] P1-1 Lot PT2
Part of San Pedro Rancho Tract)

Proposed Project:

The proposed project involves the development of a 122,288 square foot vacant lot into 24 single-family lots ranging in area from 2,793 square feet to 6,913 square feet, and the construction of 24 new 2-story, approximately 25-feet in height single-family dwellings with attached 2-car garages. Vehicle access is proposed via a common driveway connecting to Hoover Street. The project would provide 48 garage parking spaces (2 spaces per dwelling) and 20 guest parking spaces on three surface parking areas for a total of 68 parking spaces.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Harbor Gateway Community Plan from Public Facilities to Low Residential Land Use.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from the [Q] PF-1 (Public Facilities Zone) and R1-1 (One Family Dwelling Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone).

Applicant: Al Awad
Representative: Emilio Gutierrez

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Modified Mitigated Negative Declaration, ENV-2009-2649-MND for the above referenced project.
2. Disapprove the requested Zone Change from the [Q] PF-1 (Public Facilities Zone) and R1-1 (One Family Dwelling Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone).
3. Approve a Zone Change from the [Q]PF-1 (Public Facilities Zone) and R1-1 (One Family Dwelling Zone) to [T][Q]R1-1 (One Family Dwelling Zone).
4. Approve a General Plan Amendment to the Harbor Gateway Community Plan from Public Facilities Land Use to Low Residential Density Land Use.

Staff: Greg Shoop (213) 978-1243

8. [CPC-2012-665-CA](#)
CEQA: ENV-2012-666-CE
Plan Areas: All

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

PUBLIC HEARING – Completed on March 14

Location: City Wide

Proposed Project:

A proposed ordinance (Appendix A) amending the Los Angeles Municipal Code (LAMC) to categorize low-intensity medical service uses as *medical service professional offices*; update parking requirements for such uses; bring the LAMC into compliance with the Americans with Disabilities Act; delete obsolete use terms; and make other technical corrections.

Requested Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Adopt the Categorical Exemption **No. ENV-2012-666-CE** as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Adopt the Categorical Exemption **No. ENV-2012-666-CE** as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Staff: Thomas Rothmann (213) 978-1891

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, June 28, 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.