

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, AUGUST 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
Vacant, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa Webber, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 5.

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
- C. Minutes of Meeting – July 12, 2012

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-2010-760-GPA-VZC-HD-SPR**

CEQA: ENV-2010-328-MND

Plan Area: South Los Angeles

Council District: 8 – Parks

Expiration Date: 8-10-2012

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on June 8, 2012

Location: 2500 S. WESTERN (Includes: 2490-2552 S. WESTERN AVE.,
2501 S. HOBART BLVD., 1985-1999 W. ADAMS BLVD.)

Proposed Project:

The Proposed Project is a two-story office building with approximately 56,960 square feet of floor area located over five levels of parking (two subterranean levels, one partially subterranean level, and two above ground levels) with 314 parking stalls, all on an approximately 70,763 square-foot site. The site is currently zoned RD1.5-1 and C2-1.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the South Los Angeles Community Plan as follows:
 - a. From Low Medium II Residential to Community Commercial, and
 - b. To remove the subject site from the applicability of Footnote No. 1 of the South Los Angeles Community Plan which limits all properties designated Community Commercial to Height District 1.
2. Pursuant to Section 12.32 of the Municipal Code, a Vesting Zone Change and Height District Change from RD1.5-1 (Restricted Density Multiple Family-Maximum Height 45 feet/ Maximum Floor Area Ratio – 3:1) and C2-1 (General Commercial-Unlimited Height/Maximum Floor Area Ratio - 1.5:1) to [Q]C2-2D (General Commercial-Unlimited Height/Maximum Floor Area Ratio - 2:1).
3. Pursuant to Section 16.05 of the Municipal code, Site Plan Review for a development project which results in greater than 50,000 gross square feet of nonresidential floor area.
4. Pursuant to the California Public Resources Code, Adopt Mitigated Negative Declaration No. ENV-2010-328-MND, for the above referenced project.

Applicant: Community Impact Development II, LLC
Representative: Marcos Velayos, Park and Velayos LLP

Recommended Actions:

1. Deny as submitted.
2. Approve and Recommend that the City Council Adopt a General Plan Amendment to the South Los Angeles Community Plan removing the subject site from the applicability of Footnote No. 1 of the South Los Angeles Community Plan which limits all properties designated Community Commercial to Height District 1.
3. Approve and Recommend that the City Council Adopt a General Plan Amendment to the South Los Angeles Community Plan from Low Medium II Residential to Community Commercial.
4. Approve and Recommend that the City Council Adopt a Vesting Zone Change and Height District Change from RD1.5-1 and C2-1 to [T][Q]C2-2D.
5. Approve the requested Site Plan Review.
6. Pursuant to the California Public Resources Code, Adopt Mitigated Negative Declaration No. ENV-2010-328-MND and associated Findings.
7. Adopt the attached Findings.
8. Recommend that the applicant be advised that time limits for effectuation of a zone in the “T” Tentative classification or “Q” Qualified 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 in the staff report.

Staff: Lynda Smith (213) 978-1196

5. [CPC-2012-1165-GPA-ZC](#)

CEQA: ENV-2012-1166-CE

Plan Area: Northeast Los Angeles

Council District: 14 – Huizar

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Location: 57 parcels within the Elephant Hill community of El Sereno and Monterey Hills, Northeast Los Angeles Community Plan Area.

Proposed Project:

General Plan Amendment and Zone Change for a total of 57 undeveloped parcels owned by the City of Los Angeles, for the purpose of preservation as open space. Total acreage of all parcels is approximately 29.11 acres.

Requested Actions:

Approve and recommend that the City Council adopt a General Plan Amendment and a Zone Change to revise the zoning of 57 undeveloped residential zoned parcels, for the purpose of preserving and creating open space. Consideration of Categorical Exemption (**ENV-2012-1166-CE**) as the environmental clearance for the proposed project

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and recommend that the City Council adopt a General Plan Amendment to change the land use designations for all parcels from Low and Very Low Residential to Open Space.
2. Approve and recommend that the City Council approve a Zone Change to reassign the zoning for all parcels from [Q]RE20-1D and [Q]RD5-1D to [Q]OS-1D.
3. Adopt Categorical Exemption (**ENV-2012-1166-CE**) as the environmental clearance for the proposed project.
4. Adopt the staff report and the findings.

Staff: Jason Chan (213) 978-1178

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, August 23, 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.