

OFFICIAL MINUTES
CITY OF LOS ANGELES
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

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President William Roschen at 8:40 a.m.

Commissioners present: Freer, Cardoso, Hovaguimian, Kim, Lessin, Perlman

Commissioners absent: Burton

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 – Hovaguimian absent on August 23, 2012
- B. Commission Request
- C. Minutes of Meeting – July 12, 2012

Motion:

To approve the Minutes of the City Planning Commission Meeting on July 12, 2012.

Moved: Freer
Seconded: Hovaguimian
Ayes: Cardoso, Kim, Lessin, Roschen

Abstain: Perlman
Absent: Burton, Romero
Vote: 6 - 0

3. **PUBLIC COMMENT PERIOD**

Jim McQuiston commented on holding Hollywood Developers to a mandatory inch of water per week to keep dust abated.

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

Motion:

To deny the project as submitted and approve as modified and per staff recommendations.

Moved: Freer
Seconded: Roschen
Ayes: Cardoso, Hovaguimian, Kim, Lessin, Perlman, Romero
Absent: Burton
Vote: 8 - 0

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.

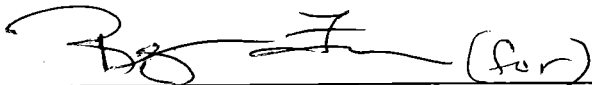
Staff: Jason Chan (213) 978-1178

Motion:

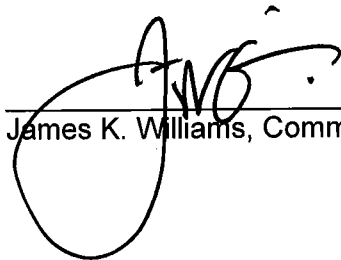
To approve the project per staff recommendations.

Moved: Freer
Seconded: Lessin
Ayes: Cardoso, Hovaguimian, Kim, Lessin, Perlman, Roschen
Recused: Romero
Absent: Burton
Vote: 7 - 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:30 a.m.



William Roschen, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 8/23/12