

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 24, 2013, after 8:30 a.m.
CITY HALL - PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012**

Renee Dake Wilson, Interim President
Dana Perlman, Interim Vice President
Camilla Eng, Commissioner
George Hovaguimian, Commissioner
Robert Lessin, Commissioner
Marta Segura, Commissioner
Vacant, Commissioner
Vacant, Commissioner
Vacant, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa M. Webber 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.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

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 aenized 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 – August 22, 2013 and September 26, 2013

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. **COMMISSION RESOLUTION**

Council District: N/A
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – NOT REQUIRED – Continued from the October 10, 2013 meeting

Subject:

A Resolution delegating the Commission's authority to the Director of Planning for approval of routine requests for time extensions and/or continuances to act on legislative and quasi-judicial land use applications and appeals

Recommended Action:

Approve the Resolution permitting the Director of Planning to grant routine requests for extensions to time limits and/or continuances to act on legislative and quasi-judicial land use applications and appeals.

Requestor: Department of City Planning

Staff: Lisa M. Webber, Deputy Director of Planning

5. **CPC-2011-3128-GPA-ZC-HD**

CEQA: ENV-2011-3129-MND
Plan Area: North East Los Angeles

Council District: 14 – Huizar
Expiration Date: Extended
Appeal Status: ZC Appealable
by applicant if disapproved in whole or
in part

PUBLIC HEARING – Completed on July 12, 2013, continued from August 8, 2013 CPC meeting
Request for Further Continuance - Continued from the October 10, 2013 meeting

Location: 2520-2668 N. EASTERN AVENUE

Proposed Project:

Construction of a Charter Elementary School (530 students), 45,388 square feet in size with 31 classrooms and a height of approximately 44'-0", a 20 unit multiple-family residential structure with a height of approximately 44'-10", and a 2,363 square feet commercial space (café) approximately 22'-0" in height. Eighty two parking spaces are proposed (school and residential parking will be located within a podium garage, commercial parking will be located at-grade/surface). The subject site is a vacant, hillside lot approximately 212,750 square-feet in size, that is currently zoned [Q]R1-1D and [Q]RD6-1D. Twenty trees are proposed to be removed.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Northeast Los Angeles Community Plan from Low Residential to Neighborhood Commercial.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone/Height District Change from [Q]R1-1D and [Q]RD6-1D (Low Density and Restricted Density Residential Zones with Qualified [Q] Conditions and D Limitations that restrict development on the site to the requirements of City Ordinance No. 180,403 _ Northeast Hillside Ordinance) to RAS3-1.
3. Adopt Mitigated Negative Declaration No. **ENV-2011-3129-MND** and associated Findings pursuant to Section 21082.1 of the California Public Resources Code.

Applicant: Al Banegas, City Terrace, LLC
Representative: Kate Bartolo & Associates

Recommended Actions:

1. Deny and Recommend that the City Council Not Adopt a General Plan Amendment to the Northeast Los Angeles Community Plan from Low Residential to Neighborhood Commercial.
2. Deny and Recommend that the City Council Not Adopt a Zone/Height District Change from [Q]R1-1D and [Q]RD6-1D to RAS3-1.
3. Do Not Adopt Mitigated Negative Declaration No. **ENV-2011-3129-MND** and associated Findings.
4. Adopt the Findings.

Staff: Lynda Smith (213) 978-1196

6. **CPC-2013-555-ZC-SPR**
CEQA: ENV-2013-556-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: 10-28-13
Appeal Status: SPR Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on August 21, 2013 - Continued from the October 10, 2013 meeting

Location: 3640-3642 WILSHIRE BOULEVARD (667-675 S. HARVARD BOULEVARD)

Proposed Project:

The construction, use and maintenance of a 7-story apartment building with 209 dwelling units and 288 on-site parking spaces. The site is currently improved with a parking lot.

Requested Actions:

1. Pursuant to LAMC Section 12.32-F, a Zone Change from C4-2 and PB-2 to [T][Q]C4-2.
2. Pursuant to LAMC Section 16.05, a Site Plan Review for a residential development consisting of 209 dwelling units.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration of Mitigated Negative Declaration No. **ENV-2013-556-MND** and the required findings.

Applicant: Paul Kim, 3640 Wilshire, LLC
Representative: Christopher Pak, Archeon International Group

Recommended Actions:

1. Approve and Recommend that the City Council adopt a Zone Change from C4-2 and PB-2 to (T)(Q)C4-2, consistent with the Regional Center Commercial land use designation.
2. Approve a Site Plan Review for a residential development consisting of 209 dwelling units.
3. Adopt the Findings.
4. Adopt Mitigated Negative Declaration No. **ENV-2013-556-MND**.
5. Recommend that the applicant be advised that time limits for effectuation of a zone in the “Q” Qualified Classification and “T” Tentative Classification are specified in LAMC Section 12.32-G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
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: Jae Kim (213) 978-1383

7. [CPC-2012-1665-TDR-ZV-SPR](#)

CEQA: ENV-2012-1666-MND-REC1

Plan Area: Central City

Council District: 14 – Huizar

Expiration Date: 12-31-13

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on June 17, 2013 - Continued from the October 10, 2013 meeting

Location:

1308 S. FLOWER STREET, 516, 520, 524, 526, 530, 534, W. PICO BOULEVARD (Site A)

1306 S. HOPE STREET, 416, 418, 420, 422, 424, 426, 430, 432, 434, W. PICO BOULEVARD (Site B)

Proposed Project:

The Project is located on two separate sites with two separate buildings with a total of 383,141 square feet including 418 apartments and 42,000 square feet (sf) of retail/commercial spaces on 1.86 acres. Site A consists of removal of the existing surface parking lot and construction of a seven-story, 88-foot ten-inch tall building (with architectural elements up to 91 feet), containing 249 apartments and 28,800 sf of commercial space. Site B consists of removal of two one-story commercial buildings and a surface parking lot and construction of a seven-story, 88-foot ten-inch tall building (with architectural elements up to 91 feet), containing 169 apartments and 13,200 sf of commercial space. Site A provides 116 residential parking spaces, 32 commercial parking spaces and 154 covenanted parking spaces for a total of 302 parking spaces. Site B provides 150 residential parking spaces and 15 commercial parking spaces for a total of 165 parking spaces. Sites A and B parking is located at-grade and within two subterranean parking levels contained within the building footprint. Vehicular access to parking areas is provided from the alley (Cameron Lane). Site A provides 21,799 square feet of open space and Site B provides 14,454 square feet of open space. The residential and pedestrian access is provided on Pico Boulevard. Site A is a 48,678-square-foot site classified in the [Q]R5-2D-O Zone and designated High Medium Residential. Site B is a 32,507-square-foot site classified in the C2-2D-O Zone and designated Community Commercial.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2012-1666-MND-REC1**.
2. Pursuant to Sections 14.5.6 and 14.5.8 through 14.5.12 of the Municipal Code, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, to Site A (Receiver Site) for the approximate amount of 89,692 square feet thereby allowing a 4.84:1 FAR and 235,727 square feet of floor area in lieu of a 3:1 FAR and 146,035 square feet of floor area.
3. Pursuant to Section 14.5.7 of the Municipal Code, a Floor Area Deviation to permit the increase of floor area of Site B by 49,893 square feet thereby allowing a 4.53:1 FAR and 147,414 square feet of floor area in lieu of a 3:1 FAR and 97,521 square feet of floor area.

4. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2 open space requirements to allow a 19 percent reduction in open space on Site A (21,799 square feet in lieu of 26,650 square feet) and a 21 percent reduction in open space on Site B (14,454 square feet in lieu of 18,150 square feet).
5. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2(a)(3) to provide one tree per 15 dwelling units in lieu of one tree per four dwelling units for Site A (17 trees in lieu of 62 trees) and to provide one tree per 11 dwelling units in lieu of one tree per four dwelling units for Site B (16 trees in lieu of 42 trees).
6. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2(a)(3) to provide 16 percent landscaped common open space area in lieu of 25 percent for Site A (1,840 square feet in lieu of 2,827 square feet) and to provide 20 percent landscaped common open space area in lieu of 25 percent for Site B (1,546 square feet in lieu of 1,863 square feet).
7. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.4(p) to reduce residential parking to permit 116 residential parking spaces in lieu of 273 residential parking spaces for Site A and to permit 150 residential parking spaces in lieu of 179 residential parking spaces for Site B.
8. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.4(i) to reduce commercial parking to permit 32 commercial parking spaces for Site A in lieu of 29 commercial parking spaces and to permit 15 commercial parking spaces in lieu of 13 commercial parking spaces for Site B.
9. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.5(c) to allow up to 64 percent (or 299 parking spaces) of 467 parking spaces to be compact in lieu of one standard space per unit.
10. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.4 to allow parking spaces to be rented or sold separately from residential units.
11. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units.

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code Adopt the proposed Mitigated Negative Declaration No. **ENV-2012-1666-MND-REC1** and associated Findings.
2. Recommend that the City Planning Commission Continue this case, CPC-2012-1665-TDR-ZV-SPR to November 14, 2013, after the Agency Board acts on the requested TFAR Transfer Plan and Public Benefit Payment, in order for the City Planning Commission to consider the requested Public Benefit Payment, TFAR Transfer Plan, and associated Findings.
3. Approve the requested Floor Area Deviation to permit the increase of floor area of Site B by 49,893 square feet thereby allowing a 4.53:1 FAR and 147,414 square feet of floor area in lieu of a 3:1 FAR and 97,521 square feet of floor area.
4. Approve the requested Variance from Section 12.21 G.2 of the LAMC to permit a 19 percent reduction in open space on Site A (21,799 square feet in lieu of 26,650 square feet) and a 21 percent reduction in open space on Site B (14,454 square feet in lieu of 18,150 square feet).
5. Approve the requested Variance from Section 12.21 G.2(a)(3) of the LAMC to permit one tree per 15 dwelling units in lieu of one tree per four dwelling units for Site A (17 trees in lieu of 62 trees) and to permit one tree per 11 dwelling units in lieu of one tree per four dwelling units for Site B (16 trees in lieu of 42 trees).
6. Approve the requested Variance from Section 12.21 G.2(a)(3) of the LAMC to permit 16 percent landscaped common open space area in lieu of 25 percent for Site A (1,840 square feet in lieu of 2,827 square feet) and to permit 20 percent landscaped common open space area in lieu of 25 percent for Site B (1,546 square feet in lieu of 1,863 square feet).
7. Approve the requested Variance from Section 12.21 A.4(p) of the LAMC to reduce residential parking to permit 116 residential parking spaces in lieu of 273 residential parking spaces for Site A and to permit 150 residential parking spaces in lieu of 179 residential parking spaces for Site B.

8. Deny without Prejudice the requested Variance from Section 12.21 A.4(i) of the LAMC to reduce commercial parking to permit 32 commercial parking spaces in lieu of 29 commercial parking spaces for Site A and to permit 15 commercial parking spaces in lieu of 13 commercial parking spaces for Site B.
9. Approve the requested Variance from Section 12.21 A.5(c) of the LAMC to permit 108 of the proposed 249 dwelling units to have one compact parking space per unit in lieu of the minimum one standard parking space per unit for Site A and to allow 82 of the proposed 169 dwelling units to have one compact parking space per unit in lieu of the minimum one standard parking space per unit for Site B.
10. Approve the requested Variance from Section 12.21 A.5(c) of the LAMC to permit eight commercial parking spaces to be compact spaces in lieu of five commercial spaces.
11. Deny without Prejudice the requested Variance to allow parking spaces to be rented or sold separately from residential units.
12. Approve the requested Site Plan Review for a project that creates a maximum 383,141 square feet of development on two separate sites that total 1.86 acres including 418 residential units and 42,000 square feet of retail/commercial uses.
13. Adopt the Findings.
14. Advise the applicant that pursuant to the 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 Notices of Determination (NOD) filing.

Applicant: Simon Ha, Onyx East Apartments, LLC & Alpine Group, LLC
Representative: Ryan Leaderman

Staff: Monique Acosta (213) 978-1173

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 14, 2013**
City Hall
Public Works Board Room
200 N. Spring Street Room 350
Los Angeles, CA 90012

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.