

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 14, 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 M. Perlman, Interim Vice President
Robert L. Ahn, Commissioner
David H. Ambroz, Commissioner
Maria G. Cabildo, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Marta Segura, 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) 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.**

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 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. Election of Officers
- D. Minutes of Meeting – September 26, 2013 and October 24, 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. [CPC-2013-7-GPA-ZC-ZAD-SPR](#)
CEQA: ENV-2004-1950-EIR
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Expiration Date: 2-2-14
Appeal Status: Appealable to City
Council, ZC Appealable by applicant if
disapproved in whole or in part

PUBLIC HEARING – Completed on September 20, 2013

Location: 1550-1632 N. SAN PABLO STREET, 2215 E. ALCAZAR STREET

In addition to the Proposed Project Site address listed above, the following addresses are included in the Shared Parking Agreement request:

1701 S. Zonal Avenue, 1715 - 1807 and 1969 - 2025 E. Zonal Avenue, 1337 and 1334 - 1450 N. Biggy Street, 1331 - 1501, 1420 – 1520, and 1633 N. San Pablo Street, 1391 – 1441 and 1590 N. Eastlake Avenue, 1537 - 2251 N. Norfolk Street, 1405 - 1475 and 1420 - 1466 Play Ground Street, 1501 – 2011 and 1840 N. Soto Street, 1540 - 2320 E. Alcazar Street, 4075 - 4085 and 4201 E. Valley Boulevard, 1801 N. Indiana Avenue, specifically shown in the application.

Proposed Project:

The construction of a 178-unit graduate student housing building and childcare facility, for a total building area of 264,224 square-feet, on an approximately 2.82-acre portion of the 7.7-acre site. The proposed building will be 5-stories, 66-ft in height, with a 10,431 square-foot childcare facility and 9,500 square-foot outdoor childcare play area located on the first-floor of the building. A total of 266 parking spaces are to be provided off-site as part of a Shared Parking Agreement with the entire USC Health Sciences Campus, which currently provides 5,681 parking spaces throughout the campus. The remaining portion of the 7.7-acre site, currently used as surface parking for the Campus, is to be developed at a later time and is included in the request for a General Plan Amendment and Zone Change.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment from Limited Industrial to General Commercial.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change and Height District Change from CM-1 and [T][Q]CM-1 (Commercial Manufacturing Zone) to [T][Q]C2-2 (Commercial Zone).
3. Pursuant to Section 12.24.X.21 of the Municipal Code, a Determination to permit two or more uses to share their off-street parking spaces.
4. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a development project which creates 50 or more dwelling units.
5. Pursuant to Section 21082.1(c) of the Public Resources Codes (California Environmental Quality Act), review and consideration of Environmental Impact Report No. **ENV-2004-1950-EIR** (State Clearinghouse No. 2004101084) and addendum **ENV-2012-1035**.

Applicant: University of Southern California, Kristina Raspe
Representative: Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Adopt the Addendum to the certified Environmental Impact Report (**ENV-2004-1950-EIR**) and Adopt the Mitigation Monitoring Program, Statement of Overriding Considerations, and required Findings, as provided in the environmental evaluation of the Environmental Impact Report.
2. Approve and Recommend that the City Council Approve a General Plan Amendment to the Northeast Los Angeles Community Plan from Limited Industrial to General Commercial for the subject property.
3. Approve and Recommend that the City Council Approve a Zone Change and Height District Change from CM-1 and [T][Q]CM-1 to [T][Q]C2-2 for the subject property, with the conditions of approval.
4. Approve a Determination to permit shared parking between the student housing and childcare facility uses and the USC HSC parking pool, with the attached conditions of approval.
5. Approve a Site Plan Review for a 178-unit graduate housing building and childcare facility, for a total building floor area of 264,224 square-feet, with conditions of approval.
6. Adopt the Findings.
7. 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 Student Housing Building project and the City may require any necessary fees to cover the cost of such monitoring.
8. Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Milena Zasadzien (818) 374-5054

5. **CPC-2012-2558-GPA-ZC-SP-CA**

CEQA: ENV-2005-4516-EIR

Plan Area: Wilmington-Harbor City

Council District: 15 – Buscaino

Expiration Date: 11-28-13

Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

LIMITED PUBLIC HEARING

PUBLIC HEARING – Completed on July 30, 2013

Location: 26900 S. WESTERN AVENUE

Proposed Project:

Establishment of a Specific Plan for approximately 61.5 gross acres to allow for the demolition and removal of 245 residential units, a community center, and commercial building (all a part of former U.S. Navy housing) for the new construction of up to 700 residential units and a 2.42 acre public park.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, recommend the Certification of the Environmental Impact Report (EIR), **ENV-2005-4516-EIR**, SCH No. 2010101082, for the above-referenced project, and the following:
 - a. Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
 - b. Adoption of the proposed Mitigation Monitoring and Reporting Program and the required Findings for the adoption of the EIR.

2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Wilmington-Harbor City Community Plan map to:
 - a. Change the land use designation from “Low Residential” and “Open Space” to “Low Medium II”;
 - b. Amend Footnote No. 2 to read “Maximum height of 30 feet from adjacent grade except for the PVSP zone.”
 - c. Add a footnote establishing the proposed Ponte Vista at San Pedro (PVSP) Specific Plan as the land use regulatory document for the project and provide correspondence of the Low Medium II residential land use designation with the PVSP zone.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1XL and OS-1XL to the proposed “PVSP” to reflect the establishment of the proposed Ponte Vista at San Pedro Specific Plan zone.
4. A Code Amendment to Sections 12.04 and 12.16.9 of the Code to establish the Ponte Vista at San Pedro Specific Plan zone.
5. Pursuant to Section 11.5.6 of the Municipal Code, the establishment of the Ponte Vista at San Pedro Specific Plan to provide regulatory controls and the systematic execution of the General Plan within the Project area.

Applicant: SFI Bridgeview, LLC
 Representative: David P. Waite, Cox Castle & Nicholson, LLP

Recommended Actions:

1. Recommend that the City Council Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata, Environmental Clearance No. **ENV-2005-4516-EIR**, (SCH. No. 2010101082).
 - a. Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
 - b. Adopt the Mitigation Monitoring and Reporting Program and adopt the related Environmental Findings.
2. Recommend that the City Council Approve a General Plan Amendment to the Wilmington – Harbor City Community Plan map to:
 - a. Change the land use designation from Open Space and Low Residential to Low Medium II Residential land use designation.
 - b. Amend Footnote No. 2 to read “Maximum height of 30 feet from adjacent grade except for the PVSP zone.”
 - c. Add a footnote establishing the proposed Ponte Vista at San Pedro (PVSP) Specific Plan as the land use regulatory document for the project and provide correspondence of the Low Medium II residential land use designation with the PVSP zone.
3. Recommend that the City Council Approve a Zone Change from R1-1XL and OS-1XL to the proposed PVSP zone.
4. Recommend that the City Council Approve a Code Amendment to add the ordinance establishing the Ponte Vista at San Pedro Specific Plan.
5. Recommend that the City Council Approve the establishment of the Ponte Vista at San Pedro Specific Plan;
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 the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Henry Chu (213) 978-1324

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 21, 2013**

**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.