

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 10, 2014, after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012**

Renee Dake Wilson, AIA, President
Dana Perlman, Vice President
Robert L. Ahn, Commissioner
David H. Ambroz, Commissioner
Maria 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
Vacant, 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.**

Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

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: Overview of the Development Services Consolidation Report
 - 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 – March 27, 2014

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-2011-3034-GPA](#)
CEQA: ENV-2004-1950-EIR, SCH#2004101084
and addendum ENV-2012-1035
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Expiration Date: 6-12-14
Appeal Status: Not appealable

PUBLIC HEARING – Completed on February 7, 2014

Location: **University of Southern California Health Sciences Campus**
San Pablo Street, between Zonal Avenue and Valley Boulevard,
Alcazar Street, between Eastlake Avenue and Soto Street,
Eastlake Avenue, between Alcazar Street and San Pablo Street,
Norfolk Street, between San Pablo Street and Soto Street,
Playground Street, between Norfolk Street and Alcazar Street,
Biggy Street, between Zonal Avenue and Eastlake Avenue

Proposed Project:

The redesignation of street classifications in the vicinity of the University of Southern California Health Sciences Campus, as part of a streetscape beautification program. The redesignation would generally reduce roadway widths, increase sidewalk widths, and allow for the redistribution of on-street parking spaces.

Requested Actions:

1. Pursuant to City Charter Section 555 and Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Transportation Element of the General Plan and the Northeast Los Angeles Community Plan to redesignate the following:
 - a. The portion of San Pablo Street, between Zonal Avenue and Valley Boulevard, from a Secondary Highway to Modified Collector Street designation.
 - b. The portion of Alcazar Street, between Eastlake Avenue and Soto Street, from a Collector Street to Modified Collector Street designation.
 - c. The portion of Eastlake Avenue, between Alcazar Street and San Pablo Street, from a Collector Street to Modified Collector Street designation.
 - d. The portion of Norfolk Street, between San Pablo Street and Soto Street, from a Local Street to Modified Collector Street designation.
 - e. The portion of Playground Street, between Norfolk Street and Alcazar Street, from a Local Street to Modified Local Street designation.
 - f. The portion of Biggy Street, between Zonal Avenue and Eastlake Avenue, from a Local Street to Modified Local Street designation.
2. 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.

Applicants: City of Los Angeles
University of Southern California - Kristina Raspe, Brian League
Representative: Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Approve and Recommend that the Mayor and City Council Adopt the Addendum to the previously certified Environmental Impact Report No. **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 Mayor and City Council adopt a General Plan Amendment to the Transportation Element of the General Plan and the Northeast Los Angeles Community Plan to redesignate the following:
 - a. The portion of San Pablo Street, between Zonal Avenue and Valley Boulevard, from a Secondary Highway to Modified Collector Street designation.
 - b. The portion of Alcazar Street, between Eastlake Avenue and Soto Street, from a Collector Street to Modified Collector Street designation.
 - c. The portion of Eastlake Avenue, between Alcazar Street and San Pablo Street, from a Collector Street to Modified Collector Street designation.
 - d. The portion of Norfolk Street, between San Pablo Street and Soto Street, from a Local Street to Modified Collector Street designation.
 - e. The portion of Playground Street, between Norfolk Street and Alcazar Street, from a Local Street to Modified Local Street designation.
 - f. The portion of Biggy Street, between Zonal Avenue and Eastlake Avenue, from a Local Street to Modified Local Street designation.
3. Adopt the Findings.
4. 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.

Staff: Milena Zasadzien (818) 374-5054

5. [CPC-2009-98-GPA-ZC](#)
 CEQA: ENV-2008-3993-MND
 Plan Area: Southeast Los Angeles

Council District: 9 – Price
 Expiration Date: 4-14-14
 Appeal Status: Zone Change
 appealable by applicant only, if
 disapproved in whole or in part

PUBLIC HEARING – Completed on December 6, 2013

Location: 4760 – 4770 S. FIGUEROA STREET

Proposed Project:

The construction of an approximately 47,242 square foot, 4-story (45 feet in height) Mixed Use (Commercial/Office/Residential/Parking) structure. The proposed project includes 48 Affordable, Senior Housing units and approximately 11,520 square feet of Commercial/Retail and Medical Office use. A total of 50 on-site parking spaces are proposed (24 commercial and 26 residential spaces) to be located on 2 levels with one at-grade (within a garage) and one subterranean level. The site consists of multiple lots approximately 23,265 square feet in area. The site is currently Zoned RD2-1.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Southeast Los Angeles Community Plan from Low Medium II Residential to **Community Commercial**.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RD2-1 (Restricted Density Multiple Residential Zone), to **RAS4-1** (Residential Accessory Zone).
3. Pursuant to Section 21082.1 of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2008-3993-MND** for the above referenced project.

Applicant: Dr. Arnold Savage, Tolliver Developments, LLC
 Representative: King R. Woods & Associates, Inc.

Recommended Actions:

1. Disapprove as Submitted.
2. Approve and recommend that the City Council adopt a General Plan Amendment to the Southeast Los Angeles Community Plan from Low Medium II Residential to **Community Commercial**.
3. Approve and recommend that the City Council adopt a Zone Change from RD2-1 to **(T)(Q)RAS4-1**.
4. Adopt Mitigated Negative Declaration No. **ENV-2008-3993-MND** and associated Findings.
5. Adopt the Findings.
6. 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: Lynda Smith (213) 978-1196

6. CPC SCHOOL POLICY & STANDARD CONDITIONS OF APPROVAL DISCUSSION AND DIRECTION TO STAFF

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, April 24, 2014**

**City Hall
Van Nuys City Hall
Council Chamber, 2nd Floor
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.