

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 26, 2014, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4, 5 and 7.

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:
 - 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 – June 12, 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. [DIR-2013-2080-DB-1A](#)
CEQA: ENV-2013-2081-MND
Plan Area: Wilshire

Council District: 5 - Koretz
Expiration Date: 6-26-14
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 120 - 130 S. ORLANDO AVENUE

Proposed Project:

Density Bonus compliance for a 35-unit multifamily complex to allow the construction of: 1) An increase of the Floor Area Ratio (FAR) to 3.62:1 in lieu of the permitted 3:1 FAR for a total building size of 58,296 square feet; and 2) A 20% decrease in the open space requirement allowing 4,908.5 square feet of open space in lieu of 5,950 square feet of open space in order to construct 35 residential units composed of 32 for sale market rate units and three units for rent or sale to Very Low-Income households.

Requested Actions:

An appeal, in part, of the Director of Planning's approval of a Density Bonus compliance review. Consideration of Mitigated Negative Declaration No. **ENV-2013-2081-MND**.

Applicant: Mahyar Barin, 120 South Orlando, LLC
Appellant: Steven C. Gove Esq., Amy Lafond

Recommended Actions:

1. Deny the appeal of the approval of two on-menu Affordable Housing Incentives.
2. Modify in part the Determination of the Director of Planning in approving a Density Bonus request to add conditions relating to noise attenuation.
3. Sustain the remainder of the Determination of the Director of Planning in approving a Density Bonus Compliance Review to allow the construction of 35 residential dwelling units.
4. Adopt Mitigated Negative Declaration No. **ENV-2013-2081-MND**.

Staff: Debbie Lawrence (213) 978-1163

5. [DIR-2013-1136-DB-1A](#)
CEQA: ENV-2013-1137-MND
Plan Area: West Los Angeles

Council District: 5 - Koretz
Expiration Date: 6-26-14
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 2230 - 2250 FOX HILLS DRIVE

Proposed Project:

A Density Bonus Incentives Approval for the construction of a five-story, multi-family building comprised of 22 dwelling units over one subterranean level of parking with 43 parking spaces, in exchange for setting aside two units for Very-Low Income Households. The incentives include: a 35 percent increase in the maximum allowable Floor Area Ratio (FAR) in the R3-1-O zone from 3:1 to a maximum FAR of 4.05:1, and an 11-foot increase in the maximum allowable height from 45 feet to 56 feet.

Requested Actions:

An appeal of the Director of Planning's Conditional Approval of Density Bonus Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of Mitigated Negative Declaration No. **ENV-2013-1137-MND**.

Applicant: Isaac Cohanzad, Wiseman Development, Inc.
Appellant: Lori Gottlieb

Recommended Actions:

1. Deny the appeal of the Director of Planning's conditional approval of two on-menu Density Bonus incentives.
2. Sustain the Determination of the Director of Planning approving with conditions the following two (2) on-menu incentives requested by the applicant for a project totaling 22 dwelling units and reserving at least two (2) dwelling units for Very-Low Income Household Occupancy for a period of 30 years.
 - a. Floor Area Ratio (FAR) Increase: A 35 percent increase in the Los Angeles Municipal Code (LAMC) maximum allowable Floor Area Ratio (FAR) of 3.0:1 to a maximum FAR of 4.05:1.
 - b. Height Increase: An 11-foot increase in the permitted 45-foot maximum height limit to 56 feet.
3. Adopt Mitigated Negative Declaration No. **ENV-2013-1137-MND**.

Staff: Harden Carter (213) 978-1175

6. **CPC-2014-67-SPA** Council District: 2 - Krekorian
CEQA: ENV-2014-68-CE Expiration Date: N/A
Plan Area: North Hollywood-Valley Village Appeal Status: Not appealable

PUBLIC HEARING – Completed on April 25, 2014

Location: 12106,12032,34,36,38,40,42,44,48,50,52,58 WEST BURBANK BLVD. AND 5544,47,55 NORTH LAUREL CANYON BLVD, LEGALLY DESCRIBED AS PT 151 ARB 21 AND 22 OF LANKERSHIM RANCH LAND AND WATER CO., AND TRACT 5215 M.B. 57-49 LOT FR14,

Proposed Project:

Southwest corner: An amendment to the Valley Village Specific Plan boundaries (to exclude three sites from the specific plan) that would allow an application to be considered by the City to permit a drive through coffee shop, ZA-2013-3370-CU-ZV. The project is being reviewed and processed through the Office of Zoning Administration. If approved the project would be conditioned to ensure a proper integration into the community.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Categorical Exemption No. **ENV-2014-68-CE** for the above referenced project.
2. Pursuant to Section 11.5.7 G of the Municipal Code a Specific Plan Amendment to the boundaries of the Valley Village Specific Plan.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and recommend that the City Council approve the Specific Plan Amendment Boundary change, as indicated in the report.
2. Find that the project is Categorically Exempt (**ENV-2014-68-CE**).
3. Adopt the Findings.

Staff: Robert Duenas (818) 374-5072

7. **CPC-2014-1582-CA** Council Districts: All
CEQA: ENV-2014-1583-EAF Expiration Date: N/A
Plan Areas: All Appeal Status: N/A

PUBLIC HEARING – Continued from the June 6, 2014 CPC Special meeting

Location: CITY WIDE

Proposed Project:

The draft re:code LA Zoning Code Evaluation Report (Code Evaluation) outlines the direction and key provisions for the structure of a new citywide Zoning Code and recommends a comprehensive set of land use regulations to implement the City's General Plan and other long range planning goals. In addition, the Code Evaluation will guide the development of a Downtown Code, and a new, first-of-its-kind web-based code.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve the draft re:code LA Zoning Code Evaluation Report.
2. Approve the proposed revisions to the Code Evaluation.
3. Recommend that City Council approve the amended Code Evaluation and remapping strategy.

Staff: Thomas Rothmann (213) 978-1891

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, July 10, 2014**

**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.