

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 11, 2014, after 8:30 a.m.
LOS ANGELES CITY HALL, PUBLIC WORKS BOARD 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 ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Dake-Wilson at 8:46 a.m.

Commissioners present: Ahn, Cabildo, Choe, Katz, Mack, Segura

Commissioners absent: Ambroz, Perlman

1. DIRECTOR'S REPORT

A. Update on City Planning Commission Status Reports and Active Assignments

1. Ongoing Status Reports: Planning Director Michael LoGrande gave the Department update. He spoke on re:CodeLA, LAX Sign District ordinance, Sea Breeze Apartments, and modifications to the Metropolis project. Senior Planner Shana Bonstin spoke on school conditions.

2. City Council/PLUM Calendar and Actions:

3. List of Pending Legislation (Ordinance Update): Michael Bostrom had no report.

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 28, 2014.

Motion: To approve the minutes of meeting for August 28, 2014.

Moved: Katz

Seconded: Choe

Ayes: Ahn, Cabildo, Mack, Segura, Dake-Wilson

Absent: Ambroz, Perlman

Vote: 7 – 0

3. PUBLIC COMMENT PERIOD

There were two speakers. Patrick Ontiveras spoke in support of the school conditions. Kerry Pratt commented on suitable deadlines for sound-proofing the Manchester Square area of Los Angeles.

4. re:CodeLA - Formation of City Planning Commission Sub-Committee

Motion: To nominate Commissioners Ambroz, Cabildo, Choe and Dake-Wilson to form a sub-committee to support the re:CodeLA effort.

Moved: Mack
Seconded: Segura
Ayes: Ahn, Cabildo, Choe, Katz, Dake-Wilson
Absent: Ambroz, Perlman

Vote: 7 – 0

5. CPC-2014-516-HPOZ

CEQA: ENV-2014-517-CE

Plan Area: Southeast Los Angeles

Council District: 9 – Price

Expiration Date: N/A

Appeal Status: Not Appealable

PUBLIC HEARING – Completed on April 3, 2014

Location: Properties along E. 52nd PLACE bounded by AVALON BOULEVARD, to the west and MCKINLEY AVENUE to the east.

Proposed Project:

Pursuant to LAMC Section 12.20.3F, establishment of the 52nd Place Tifal Brothers Tract Historic Preservation Overlay Zone (HPOZ) and adoption of the 52nd Place Tifal Brothers Tract Preservation Plan.

Recommended Actions:

1. Recommend that the City Council approve the establishment of the proposed 52nd Place Tifal Brothers Tract Historic Preservation Overlay Zone (HPOZ).
2. Find that the proposed 52nd Place Tifal Brothers Tract HPOZ ordinance boundaries are appropriate.
3. Adopt the 52nd Place Tifal Brothers Tract HPOZ Preservation Plan.
4. Adopt the Findings.
5. Find that the project is categorically exempt (**ENV-2014-517-CE**) under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the 52nd Place Tifal Brothers Tract HPOZ and Preservation Plan.

Applicant: City of Los Angeles

Staff: Shannon Ryan (213) 978-1220

Motion: To approve the project as recommended by staff.

Moved: Mack
Seconded: Segura
Ayes: Ahn, Cabildo, Choe, Katz, Dake-Wilson
Absent: Ambroz, Perlman

Vote: 7 – 0

6. **CPC-2013-3340-GPA-ZC-DB-SPR**

CEQA: ENV-2013-3341-MND

Plan Area: South Los Angeles

Related Case: VTT-72558-CN-1A

Council Districts: 8 – Parks

Expiration Date: 9-11-14

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on June 4, 2014

Location: 1060-1094 W. EXPOSITION BOULEVARD, 3779-3785 S. WISCONSIN STREET, 1061-1095 W. 38TH STREET

Proposed Project:

Construction of a mixed-use development with 140 units and 8,000 square feet of commercial floor area. The proposed project will include 138 Low Income units, 2 market rate manager's units, and 130 parking spaces. The project includes the demolition of six two-story buildings with 48 apartment units. The project may be built in two phases.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the South Los Angeles Community Plan from Medium Residential to Community Commercial land use;
2. Pursuant to LAMC Section 12.32-F, a Vesting Zone Change from [Q]R3 to C2 and the elimination of an existing [Q] limitation as established by Ordinance No. 173,809 to permit the construction of a mixed-use project containing 140 residential units and 8,000 square feet of commercial space;
3. Pursuant to LAMC Section 12.22-A,25, the project proposes to set aside 138 of the 140 residential units (98% of the units) for Low Income households. Additionally the applicant is requesting one On-Menu Affordable Housing Incentive and four Off-Menu Affordable Housing Incentives as follows:
 - a. Pursuant to LAMC Section 12.22-A,25(f), an on-menu incentive to allow a 1.8:1 FAR resulting in a maximum of 180,825 square feet in lieu of the 1.5:1 FAR.
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to allow 0.8 parking spaces for each restricted affordable unit in a development located less than 500 feet from a fixed rail line in lieu of one parking spaces per restricted affordable unit as allowed in LAMC Section 12.22-A,25(d)(2).
 - c. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to maintain two parking spaces per 1,000 square feet of commercial space as allowed in the Enterprise Zone in LAMC Section 12.21-A,4(x)(3).
 - d. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to allow a maximum building height of 72 feet in lieu of the Commercial Corner Development standard of a 45-foot height limit as required in LAMC Section 12.22-A,23(a).
 - e. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to allow zero feet of landscaping along the commercial building frontage of Exposition Boulevard in lieu of the Commercial Corner Development standard of a minimum five-foot width of landscaping along a

street frontage which abuts a residential zone or use as required in LAMC Section 12.22-A,23(a).

4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project creating more than 50 residential dwelling units.
5. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration No. **ENV-2013-3341-MND** for the above referenced project.

Applicant: Holly Benson, Rolland Curtis Partners, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Recommended Actions:

1. Approve the General Plan Amendment to the South Los Angeles Community Plan from Medium Residential to Community Commercial land use.
2. Approve the Vesting Zone Change from [Q]R3 to (T)(Q)C2 and the elimination of an existing [Q] limitation as established by Ordinance No. 173,809 to permit the construction of a mixed-use project containing 140 residential units and 8,000 square feet of commercial space, with the conditions.
3. Approve the On-Menu Affordable Housing Incentive to permit a 1.8:1 FAR resulting in a maximum of 180,825 square feet, with the conditions.
4. Approve the Off-Menu Affordable Housing Incentive to permit 0.8 parking spaces for each restricted affordable unit, with the conditions.
5. Approve the Off-Menu Affordable Housing Incentive to permit a maximum building height of 72 feet, with the conditions.
6. Approve the Off-Menu Affordable Housing Incentive to permit zero feet of landscaping along the commercial building frontage of Exposition Boulevard, with the conditions.
7. Deny without Prejudice the Off-Menu Affordable Housing Incentive to maintain two parking spaces per 1,000 square feet of commercial space as allowed in the Enterprise Zone.
8. Approve the Site Plan Review for a mixed-use development with 140 units and 8,000 square feet of commercial floor area with the conditions.
9. Adopt the Findings.
10. Adopt the Mitigated Negative Declaration No. **ENV-2013-3341-MND** for the above-referenced project.
11. 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.
12. 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: Christina Toy Lee (213) 473-9723

Motion: To approve the project as recommended by staff.

Moved: Cabildo
Seconded: Ahn
Ayes: Choe, Katz, Segura, Dake-Wilson
Recused: Mack
Absent: Ambroz, Perlman

Vote: 6 – 0

7. **VTT-72558-CN-1A**
CEQA: ENV-2013-3341-MND
Plan Area: South Los Angeles
Related Case: CPC-2013-3340-GPA-ZC-DB-SPR

Council Districts: 8 – Parks
Expiration Date: 9-11-14
Appeal Status: Appealable to City Council

PUBLIC HEARING

Location: 1060-1094 W. EXPOSITION BOULEVARD, 3779-3785 S. WISCONSIN STREET, 1061-1095 W. 38TH STREET

Proposed Project:

The merger and re-subdivision of four lots into one master ground lot (Lot 1) and three airspace lots (Airspace Lots 2-4). Lot 1 includes the master ground lot, Airspace Lot 2 includes the commercial component and 16 commercial parking spaces, and Airspace Lot 3 includes 70 residential units and 57 residential parking spaces, and Airspace Lot 4 includes 70 residential units and 57 residential parking spaces. The project includes the demolition of six two-story buildings with 48 apartment units. The project may be built in two phases.

Requested Actions:

Appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-72558-CN to permit the merger and re-subdivision of four lots into one master ground lot (Lot 1) and three airspace lots (Airspace Lots 2-4), pursuant to Section 17.03 of the Los Angeles Municipal Code.

Applicant: Holly Benson, Rolland Curtis Partners, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC
Appellant: Barbara Allen, 3790 Wisconsin Apartments

Recommended Actions:

1. Sustain the decision of the Deputy Advisory Agency for Vesting Tentative Tract Map No. VTT-72558-CN and Deny the appeal.
2. Adopt Mitigated Negative Declaration No. **ENV-2013-3341-MND**.
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.
5. 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: Christina Toy Lee (213) 473-9723

Motion: To deny the appeal and to approve the project as recommended by staff.

Moved: Cabildo
Seconded: Choe
Ayes: Ahn, Katz, Segura, Dake-Wilson
Recused: Mack
Absent: Ambroz, Perlman

Vote: 6 – 0

8. **CPC-2011-1923-CU-SPR-PA1**
CEQA: ENV-2011-1924-MND
Plan Area: West Los Angeles

Council District: 11 – Bonin
Expiration Date: 9-11-14
Appeal Status: Appealable to City Council

PUBLIC HEARING

Location: 1905, 1911, 1915 ARMACOST AVENUE

Proposed Project:

Plan Approval pursuant to Condition 11 of CPC-2011-1923-CU-SPR for the New West Charter School to review the effectiveness of, and the level of compliance with, the terms and conditions of the grant. In addition, modification of conditions related to maximum student enrollment, parking, school hours and traffic studies.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 12.24M:
 - a. A Plan Approval for Condition Compliance.
 - b. Modification of Condition Nos. 1 and 2 to increase enrollment from 750 to 875 students.
 - c. Modification of Condition No. 4 to allow parking requirements to be met off-site.
 - d. Modification of Condition No. 5 to extend school hours from 8:00 p.m. to 10:00 p.m. for teacher preparations, school maintenance, parent/teacher conferences, school board meetings and similar school activities.
 - e. Modification of Condition No. 15.h. to reduce the number of required traffic studies to one per semester.

Applicant: New West Charter School
Representative: Neill Brower, Jeffer, Mangels Butler & Mitchell, LLP

Recommended Actions:

1. Approve a Plan Approval for Condition Compliance in accordance with Condition 11 of CPC-2011-1923-CU-SPR, and find that New West Charter School has fully complied with the use and operating requirements of the Conditional Use Permit.
2. Conditionally approve an increase in enrollment from 750 to 875 students for the 2015-2016 school year.
3. Conditionally approve parking requirements to be met on- or off-site.
4. Conditionally approve extended school hours to 10:00 p.m. for teacher preparations, school maintenance, parent/teacher conferences, school board meetings and similar school activities.
5. Conditionally approve a reduction in the number of required traffic studies to one per semester.
6. Find that the previously adopted Mitigated Negative Declaration, ENV-2011-1924-MND, adequately serves as environmental clearance for the project pursuant to the California Environmental Quality Act and Section 21082.19(c)(3) of the California Public Resources Code.

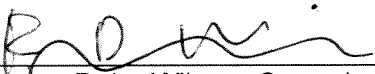
Staff: Naomi Guth (213) 978-1171

Motion: To approve the project with modifications, as recommended by staff.

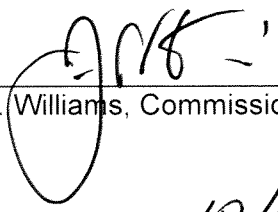
Moved: Dake-Wilson
Seconded: Katz
Ayes: Ahn, Cabildo, Choe, Segura
Absent: Ambroz, Mack, Perlman

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 1:52 p.m.



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 10/9/14