

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 20, 2014, after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CA 90012**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Dana Perlman, 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) 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:
Growth and Infrastructure Report – Matthew Glesne
SB-743 Update – David Somers
 - 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 – October 23, 2014 and November 13, 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-1990-439-DA-M1](#)
CEQA: ENV-2011-1312-ND
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander
Expiration Date: 12-30-14
Appeal Status: Not appealable

PUBLIC HEARING – Completed on November 7, 2011

Location: 19701 RINALDI STREET

Proposed Project:
No project is proposed.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration (**ENV-2011-1312-ND**) for the above referenced project.
2. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, an amendment to the 2008 Amended and Restated Development Agreement between Porter Ranch Development Company and the City of Los Angeles, adopted by Ordinance No. 180,084 on July 25, 2008 (effective date: September 9, 2008), to extend the term of the Development Agreement by an additional 2 years from its current expiration date of December 31, 2015 to December 31, 2017.

Applicant: Porter Ranch Development Corporation
Representative: Tom Stemnock, Planning Associates, Inc.

Recommended Actions:

1. Approve and recommend that the City Council approve the amended Development Agreement as proposed by the applicant to the 2008 Amended and Restated Development Agreement between Porter Ranch Development Company and the City of Los Angeles, adopted by Ordinance No. 180,084 on July 25, 2008 (effective date: September 9, 2008), to extend the term of the Development Agreement by an additional 2 years from its current expiration date of December 31, 2015 to December 31, 2017.
2. Adopt Negative Declaration No. **ENV-2011-1312-ND**.
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: Robert Duenas (818) 374-5072

5. [DIR-2013-3694-DB-1A](#)
CEQA: ENV-2013-3695-MND
Plan Area: Wilshire

Council District: 5 – Koretz
Expiration Date: 11-20-14
Appeal Status: Not further
appealable

PUBLIC HEARING

Location: 905, 907, 909 LE DOUX ROAD

Proposed Project:
Density Bonus Compliance, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, for a project reserving at least 13 percent, or two (2) dwelling units of the 15 total “base” dwelling units

permitted on the site for Very Low Income tenant/owners for a period of 30 years, for a project that proposes the construction of 21 total dwelling units. The project requests the following incentives:

- a. Floor Area Ratio. A 35 percent increase in the allowable Floor Area Ratio allowing a total floor area ratio of 4.05:1.
- b. Height. A 25 percent increase in the height requirement, allowing 56 feet in height in lieu of the required 45 feet.

Requested Actions:

Appeal of the Director of Planning's Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to LAMC Section 12.22 A.25.

Applicant: Saman Kerendian, 909 Le Doux, LLC

Appellant: Rachel Oriel Berg

Recommended Actions:

1. Deny the appeal of the approval of two on-menu Affordable Housing Incentives.
2. Sustain the Determination of the Director of Planning in approving two Density Bonus Incentives for the construction of a new five-story, 56-feet in height building comprised of 21 dwelling units reserving two units for Very Low Income households, with the following revisions:
 - a. Correct the requested increase in Floor Area Ratio (FAR) from 35 percent and 4.05:1 to 29.4 percent and 3.88:1.
 - b. Delete references to specific maximum allowable square footage of floor area from condition no. 7 of Case no. DIR-2013-3694-DB.
3. Adopt Mitigated Negative Declaration, **ENV-2013-3695-MND**, pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Debbie Lawrence (213) 978-1163

6. [CPC-2013-3151-GPA-ZC-SPR](#)

CEQA: ENV-2013-3152-MND; SCH#2007111051

Plan Area: South Los Angeles

Council District: 8 – Parks

Expiration Date: 12-3-14

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

PUBLIC HEARING – Completed on August 27, 2014

Location: 8400 – 8534 S. VERMONT AVENUE, 942 – 950 W. 84TH STREET,
927 – 943 W. 85TH Street, 947 – 957 W. MANCHESTER AVENUE

Project Description:

The construction, use and maintenance of a proposed two to three-story, approximately 127,000 square-foot commercial shopping and entertainment center to include a central courtyard with public open space and a performance stage, and a five-story parking structure (including two subterranean levels) with ground-level retail space, providing a total of 350 vehicular parking spaces and access driveways from 84th and 85th Streets.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 11.5.6-B, a General Plan Amendment to the South Los Angeles Community Plan from Medium Residential to Community Commercial land use on Lot 77, Sunny Side Park Tract (927 West 85th Street).
2. Pursuant to Los Angeles Municipal Code Section 12.32-C, a Zone Change from P-1 and [Q]R4-1 to [Q]C2-1 on Lots 37 and 77-80, Sunny Side Park Tract (942 West 84th Street and 927-943 West 85th Street) to permit the construction, use and maintenance of a five-story, 301-space parking structure with ground-level retail space and access driveways.
3. Pursuant to Municipal Code Section 16.05-E, Site Plan Review over the entire site for a project creating more than 50,000 square feet of non-residential floor area.
4. Pursuant to Section 21082.1(c) of the Public Resources Codes (California Environmental Quality Act), Find that the previously adopted Environmental Impact Report (SCH No. 2007111051), certified on March 3, 2008 and the Addendum, as the project's environmental clearance is adequate environmental clearance and complies with the California Environmental Quality Act.

Applicant:

Eli Sasson, Vermont Entertainment Village, LLC

Representative: Milan Garrison, Maxsum Development, LLC

Recommended Actions:

1. Adopt the Addendum to the certified Environmental Impact Report (SCH No. 2007111051) and adopt the Mitigation Monitoring Program and required Findings, and find this action is adequate environmental clearance for the subject requests.
2. Approve and recommend that the City Council Adopt a General Plan Amendment to the South Los Angeles Community Plan from Medium Residential to Community Commercial for Lot 77, Sunny Side Park Tract (927 West 85th Street) subject property.
3. Approve and recommend that the City Council Approve a Zone Change from P-1 and [Q]R4-1 to [Q]C2-1 on Lots 37 and 77-80, Sunny Side Park Tract (942 West 84th Street and 927-943 West 85th Street), with the conditions of approval.
4. Approve a Site Plan Review for a 127,000 square-foot commercial shopping and entertainment center with the conditions of approval.
5. Adopt the Findings.
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:

Jordann Turner (213) 978-1365

7. [**CPC-2013-910-GPA-SP-CA-MS**](#)
CEQA: ENV-2013-911-EIR

Council Districts: All
Expiration Date: N/A
Plan Areas: All
Appeal Status: N/A

LIMITED PUBLIC HEARING – Held on March 15, 19, 22, 29, 2014, April 2, 5, 12, 2014**Location:**

CITYWIDE

Proposed Project:

Mobility Plan 2035. The proposed Plan is a revision of the adopted 1999 City of Los Angeles Transportation Element of the General Plan and incorporates complete street policies and guides mobility decisions in the City through 2035. The Plan lays the policy foundation to design streets that meet multiple purposes and implement a full range of mobility options including bicycling, carpooling, driving, transit, and walking. The Plan and its accompanying supporting documents include:

1. Goals, Objectives, Policies, and Programs that support a balanced transportation system
2. Enhanced Complete Street Networks that prioritize selected roadways for pedestrian, bicycle, transit, or vehicle enhancements.
3. A Complete Street Design Guide that serves as a living document to guide City departments in identifying and implementing street standards and experimental design configurations that promote complete streets.
4. Revisions to the S-470 street standard classifications.
5. Amendment to LAMC Section 17.05 - Design Standards.

Requested Actions:

1. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the General Plan to incorporate the proposed Plan, and recommend adoption of the attached Resolution (Exhibit A) and the proposed Mobility Plan 2035.
2. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Highways and Freeways Map of the Transportation Element of the General plan to reclassify arterials with new nomenclature as established in the new Street Standard Plan S-470.

Applicant: Department of City Planning

Recommended Actions:

1. Conduct a public hearing on the Proposed Plan, as modified in this staff report.
2. Approve the staff report as the Commission Report.
3. Approve and recommend that the Mayor approve and the City Council adopt the attached Mobility Plan 2035 as an update to the General Plan of the City of Los Angeles, as modified.
4. Authorize the Director of Planning to present the resolution to the Mayor and City Council, in accordance with Sections 555 and 558 and the City Charter.
5. Amend the Highways and Freeways Map (Exhibit B: Mobility Atlas) of the Transportation Element of the General Plan to designate streets to new street standards.
6. Instruct the Department of City Planning to finalize the necessary street designation changes to be presented to City Council, and make other technical corrections as necessary.
7. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report ENV 2013-0911-EIR in its determination approving the Proposed Plan and transmit the Final EIR to the City Council for certification.
8. Approve and Recommend that the City Council Adopt the attached Findings, and direct staff to prepare additional environmental findings for City Council consideration.
9. Recommend that the Mayor recommend approval and the City Council adopt the attached Complete Street Design Guide as guidance for implementing complete streets.
10. Recommend that the Mayor's recommend approval and the City Council adopt the NACTO Urban Street Design Guide and Urban Bikeway Design Guide as additional guidance for implementing complete streets.
11. Adopt proposed amendments to LAMC 17.05 Design Standards.
12. Adopt the S-470 as the City's Street Standards Plan and direct the General Manager of DOT, City Engineer of BOE, and Director of Planning to affix their signatures.

13. Approve and recommend that the City Council adopt the ordinance repealing past arterial street designations.
14. Authorize the Director of Planning to update the arterial designations and corresponding maps for all the community plans to reflect the nomenclature.
15. Recommend that the City Council consider a Statement of Overriding Considerations with the Final Environmental Impact Report.

Staff: Claire Bowin (213) 978-1213

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, December 11, 2014** at:

**City Hall
200 N. Spring Street
Public Works Board 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.