OFFICIAL MINUTES

CITY OF LOS ANGELES
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, 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 David Ambroz at 8:35 a.m.
Commissioners present: Ahn, Cabildo, Katz, Mack, Perlman
Commissioners absent: Ahn, Cabildo, Choe

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 and spoke on the proposed budget and department promotions.
   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): Adrienne Khorasanee had no report.

B. Legal actions and rulings update:

C. Other items of interest:

2. COMMISSION BUSINESS

A. Advance Calendar – Perlman added to March 12, 2015 agenda review

B. Commission Request

C. Minutes of Meeting – October 23, 2014 and November 13, 2014

Motion: To approve the minutes of meeting for October 23, 2014 and November 13, 2014.

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

Vote: 6 – 0

3. **PUBLIC COMMENT PERIOD**
No Speakers.

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

Motion: To approve the project as recommended by staff.

Moved: Perlman
Seconded: Katz
Ayes: Ambroz, Mack, Segura, Dake-Wilson

Absent: Ahn, Cabildo, Choe

Vote: **6 – 0**

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

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

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

Vote: **6 – 0**

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

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

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

Vote: 6 – 0

7. CPC-2013-910-GPA-SP-CA-MSC
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

Motion: To continue the item to the April 9, 2015 City Planning Commission meeting.

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

Vote: **6 – 0**

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:37 a.m.

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David H. Ambroz, Commission President

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James K. Williams, Commission Executive Assistant II

Adopted: 12/18/14