

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 12, 2015 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
John W. Mack, Commissioner
Richard Katz, Commissioner
Dana Perlman, Commissioner
Marta Segura, Commissioner

Michael J. LoGrande, Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 5.

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 Requests
- C. Minutes of Meeting – February 26, 2015

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-2014-326-ZC-TDR-ZV-MS-CDO-SPR](#)

CEQA: ENV-2013-3187-MND

Plan Area: Central City

Council District: 14 – Huizar

Expiration Date: 3-12-15

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

PUBLIC HEARING – Completed on January 15, 2015

Continued from the February 12, 2015 City Planning Commission meeting

Location: 400, 410, 412, 414, 418, 420, 422 S. BROADWAY; 218, 230 W. 4TH STREET
(Legally described as Lots: FR 9, FR 10, Block: 10, Tract: Ord's Survey)

Proposed Project:

The demolition of an existing one-story commercial building with rooftop parking and the construction of a mixed-use development consisting of a 34-story, high-rise residential condo tower. The Project would include 450 residential units and 6,904 square feet of commercial/retail space located at the ground level. A total of 450 parking spaces would be provided in two subterranean and six podium levels. The proposed Project would consist of a total of 433,260 square feet of floor area. The Project would export approximately 27,777 cubic yards of dirt.

Requested Actions:

1. Find that the previously adopted Mitigated Negative Declaration No. **ENV-2013-3187-MND** is adequate environmental clearance. Adopt the proposed Mitigation Monitoring and Reporting Program.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 227,742 square feet to the project site (Receiver Site) permitting a maximum FAR of 12.65:1 and 433,260 square feet of floor area in lieu of a 6:1 FAR which permits 205,518 square feet of floor area.

Applicant: Izek Shomof, Grand Pacific 7-28, LLC
Representative: Hamid Behdad, PE, Central City Development Group

Recommended Actions:

1. Find that the previously adopted Mitigated Negative Declaration No. **ENV-2013-3187-MND** is adequate environmental clearance. Adopt the proposed Mitigation Monitoring and Reporting Program.
2. Approve, and Recommend the City Council Adopt, the requested Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 227,742 square feet to the project site (Receiver Site) permitting a maximum FAR of 12.65:1 and 433,260 square feet of floor area in lieu of a 6:1 FAR which permits 205,518 square feet of floor area.

Staff: Blake Lamb, (213) 978-1167

5. **CPC-2008-596-GPA-ZC-SPR**
CEQA: ENV-2008-386-MND
Plan Area: Southeast Los Angeles

Council District: 14 – Huizar
Expiration Date: 3-12-15
Appeal Status: Appealable to City Council; ZC
appealable by applicant only, if disapproved in
whole or in part

PUBLIC HEARING

Location: 233, 235 & 243 W. WASHINGTON BOULEVARD,
1841 & 1843 S. OLIVE STREET

Proposed Project:

The proposed project is the construction of a seven-story mixed-use building that includes 160 condominium dwelling units and ground floor commercial space. The proposed building will be approximately 96'-9" in height and totals 167,651 square feet of floor area, including 136,603 square feet of residential uses and 24,000 square feet of ground-floor commercial uses. A total of 17,976 square feet of open space and common amenities will be provided throughout the Project in the following breakdown: the first floor will provide residents with an office, library, community/recreation rooms with approximately 6,802 square feet, common open space areas on the second floor will provide approximately 6,724 square feet, and balconies will provide an additional 4,450 square feet of private open space. The Project will provide 68 bicycle spaces for commercial use and 176 bicycle spaces for residential use, for a total of 244 bicycle parking spaces. The Project will provide 139 vehicular parking spaces for residential use, of which 20% or 28 stalls will be Electric Vehicle (EV)-ready, and 34 parking spaces for commercial use, of which 20% or 7 stalls will be EV-ready, within two subterranean parking levels. The Project also includes the removal of approximately 28,000 cubic yards of dirt and will obtain a haul route approval from the Department of Building and Safety. The Project site is approximately 35,096 square feet, and is currently operating as a surface public parking lot.

Through consultation with the Department of City Planning, the applicant revised the original project to include 15% of the total residential units to be set aside for affordable rental units. As reflected in the (Q) conditions, the project will set aside five (5) percent available to Extremely Low and ten (10) percent available to Very Low Income Households, at a rent determined to be affordable to such households by the Los Angeles Housing Department for a period of 55 years.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Southeast Los Angeles Community Plan from General Plan Land Use of Light Manufacturing to Community Commercial and amend Footnote Number 1 to exclude the Project site from Height District 1 (1.5:1 Floor Area Ratio) to permit Height District 2 (6:1 Floor Area Ratio).
2. Pursuant to LAMC Section 12.32 F, a Zone Change from M2-2-O to C2-2-O to permit the construction, use and maintenance of a seven-story, 271,119 square-foot mixed use building to include 160 dwelling units and 24,000 square feet of ground floor commercial space.
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a Project creating 50 or more units.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2008-386-MND** for the above referenced Project.

Applicant: 233 W. Washington, LLC
Representative: Donna Shen Tripp, Craig Lawson & Co., LLC

Recommended Actions:

1. Pursuant to Section 21082.19(c)(3) of the California Public Adopt the Mitigated Negative Declaration No. **ENV-2008-386-MND** and associated Findings as the project's environmental clearance.
2. Approve and Recommend that the City Council adopt a General Plan Amendment to the Southeast Los Angeles Community Plan from Light Manufacturing to Community Commercial for the subject

property and to footnote number 1 as follows: "The provisions of this Footnote shall not apply to the property located at 233 W. Washington Blvd., as identified per City Planning Case No. CPC-2008-596-GPA-ZC-SPR."

3. Approve and Recommend that the City Council approve a Zone Change from M2-2-O to (T)(Q)C2-2D-O for the subject property, with the Conditions of Approval.
4. Approve a Site Plan Review for a 160-unit mixed-use building, for a total building floor area of 167,651 square feet, with the Conditions of Approval.

Staff: Michelle Singh (213) 978-1166

6. **DRAFT 2015 – 2020 IMPLEMENTATION STRATEGY FOR MOBILITY PLAN 2035**

CEQA: N/A	Council District: N/A
Plan Area: N/A	Expiration Date: N/A
	Appeal Status: N/A

PUBLIC HEARING – Not Required

Location: CITYWIDE

Proposed Project:

DRAFT Five Year (2015-2020) Implementation Strategy (Strategy) for Mobility Plan 2035 (Mobility Plan). The proposed Strategy outlines a proposed approach for implementing the Mobility Plan 2035 which the Commission will be considering in May 2015. The Plan lays the policy foundation to design streets that meet multiple purposes and implement a full range of mobility options including goods movement, bicycling, carpooling, driving, transit, and walking. The Strategy is intended to assist the City in meeting the goals and objectives identified in the Mobility Plan.

Applicant: Department of City Planning

Recommended Actions:

1. Discuss and provide feedback to staff on the DRAFT Implementation Strategy.
2. Direct staff to incorporate feedback into its final presentation, along with the Mobility Plan, at a May 2015 City Planning Commission hearing.

Staff: Claire Bowin (213) 978-1213

The next scheduled regular meeting of the City Planning Commission
will be held **on Thursday, March 26, 2015** at:

**City Hall
Van Nuys City Hall
Council Chamber, 2nd Floor
Van Nuys, CA 91401**

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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.