

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 11, 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
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Dana Perlman, Commissioner
Marta Segura, Commissioner
Vacant, Commissioner

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

*CORRECTED AGENDA Item #7**

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 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: Going Paperless – Commission Office
 - 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 – May 28, 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-2014-2408-CU-ZAA-F](#)
CEQA: ENV-2014-2409-MND
Plan Area: Southeast Los Angeles

Council District: 9 – Price
Expiration Date: 6-11-15
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on March 23, 2015

Location: 4900 – 4930 S. MAIN STREET, 100 – 142, 152 – 156 E. 49TH STREET,
111 – 141 E. 50TH STREET

Proposed Project:

The applicant, Alliance College-Ready Public Schools proposes an expansion of an existing public charter middle school. The project will maintain the existing 10,850-square-foot gymnasium and 9,416 square feet of classrooms and construct a new 14,284-square-foot building containing classrooms and administrative offices. Four existing structures will be demolished as a part of the project: a 1,200-square-foot vacant single-family dwelling, currently used as an administration building; a 1,300-square-foot vacant single-family dwelling; a 363-square-foot detached garage; and a trash enclosure. The additional buildings will bring the total floor area up to approximately 34,550 square feet with a maximum enrollment of 450 students, grades 6-8, on a 72,576-square-foot project site. Buildings on the property will vary in height: The existing one-story gymnasium is 30 feet in height; the existing one-story classroom buildings are 11 feet; and the proposed one-story building will be 23 feet 3 inches in height. The project also includes a 2,170-square-foot shaded outdoor lunch area and a volleyball court/outdoor play area on the site; a total of 33 automobile parking spaces on a surface parking lot and 72 bicycle parking spaces. The surface parking lot will provide an on-site drop-off and pick-up area which will allow cars to enter from W. 49th Street and exit onto W. 50th Street.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section, 12.24 U24, a Conditional Use to permit a school in the RD2 Residential Zone.
2. Pursuant to LAMC Section 12.24 W 37, a Conditional Use to allow parking in a RD2 Residential Zone.
3. Pursuant to LAMC Section 12.24 X7, a Zoning Administrator approval to allow an over-height 8 foot tall fence in the required front, rear, and side yard setback.
4. Pursuant to LAMC Section 12.28, Zoning Administrator's Adjustments to the following area regulations:
 - a. To permit a 15 foot encroachment into the 15 foot front yard setback along 50th Street to allow for an entrance canopy.
 - b. To permit an encroachment into the 15 foot front yard setback along 49th Street to allow an approximately 675 square foot trash enclosure.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration **ENV-2014-2409-MND** for the above referenced project.

Applicant: Alliance College Ready Public Schools
Representative: Michael S. Woodward

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. **ENV-2014-2409-MND** for the above referenced project.
2. Adopt the Mitigation Monitoring Program for the Mitigated Negative Declaration No. ENV-2014-2409-MND.
3. Approve the Conditional Use to permit an educational use in the RD2-1 Zone.
4. Approve the Conditional Use to permit parking in the RD2-1 Zone.
5. Approve the Zoning Administrator's Approval to permit an over height 8 foot tall fence in the required front, rear, and side yard setback.

6. Approve the Zoning Administrator's Adjustment for a 15 foot encroachment into the 15 foot front yard setback along 50th Street to allow for an entrance canopy.
7. Disapprove the Zoning Administrator's Adjustment for an encroachment into the 15 foot front yard setback along 49th Street to permit an approximately 675 square foot trash enclosure.
8. 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.
9. 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: Michelle Singh, (213) 978-1166

5. [**DIR-2012-3423-DB-1A**](#) Council District: 5 – Koretz
CEQA: ENV-2012-3424-MND Expiration Date: 6-11-15
Plan Area: Wilshire Appeal Status: Not further appealable

PUBLIC HEARING

Location: 479 – 487 S. FAIRFAX AVENUE

Proposed Project:

Density Bonus Compliance for a project reserving at least 11 percent, that is, two (2) dwelling units, of the 18 total proposed dwelling units permitted on the site for Very Low Income tenants/owners for a period of 55 years, for a project that proposes the construction of 18 total dwelling units, subject to the attached conditions of approval:

- a. Height. An 11-foot increase in the height requirement, allowing 44 feet in height in lieu of the normally required 33 feet for the portion of the building located 50 to 99 feet from R1-zoned parcels; and 56 feet in height in lieu of the normally required 45 feet for the portion of the building located greater than 99 feet from R1-zoned parcels.

Requested Actions:

1. Appeal of the Director of Planning's Approval of one on-menu Density Bonus Affordable Housing Incentive pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25.
2. Consideration of Mitigated Negative Declaration No. **ENV-2012-3424-MND**.

Applicant: Lou Jacobs, Fairfax Landmark, LLC

Appellant: Leroy L. Kondo

Recommended Actions:

1. Deny the Appeal of the Approval of one on-menu Density Bonus Affordable Housing Incentive.
2. Sustain the Determination of the Director of Planning approving one on-menu Density Bonus Affordable Housing Incentive to allow the construction of 18 residential dwelling units.
3. Adopt Mitigated Negative Declaration No. **ENV-2012-3424-MND** pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
4. Adopt the Mitigation Monitoring Program for the Mitigated Negative Declaration No. ENV-2012-3424-MND.

Staff: Jennifer Karmels (213) 978-1165

6. **CPC-2014-4780-DB**
CEQA: ENV-2014-4781-MND
Plan Area: West Los Angeles

Council District: 11 – Mike Bonin
Expiration Date: 7-11-15
Appeal Status: Not appealable

PUBLIC HEARING – Completed on April 1, 2015

Location: 11407 WEST SANTA MONICA BOULEVARD

Proposed Project:

The project involves the construction of a new 44,026 square-foot mixed-use development including 51 residential units and 1,500 square feet of ground-floor commercial floor area. The project would provide 80 automobile and 109 bicycle parking spaces. The maximum building height will be five stories and 56 feet.

Requested Actions:

1. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (L.A.M.C.), a 32.5% Density Bonus (with a set aside of 10%, four units, for Very Low Income households); a Density Bonus Parking Incentive (Parking Option 1) to allow 1 parking space for the 0-1 bedroom units and 2 parking spaces for the 2-3 bedroom units; and two "off-menu" waivers:
 - a. Pursuant to Section 12.22-A,25(g)(3) to allow a building height of five stories and 56 feet in lieu of the otherwise permitted three stories and 45 feet.
 - b. Pursuant to Section 12.22-A,25(g)(3) to allow a Floor Area Ratio of 3 to 1, in lieu of the otherwise permitted 1.5 to 1 for a Housing Development Project that is not within 1,500 feet of a Transit Stop/Major Employment Center.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2014-4781-MND** for the above referenced project.

Applicant: Michael Cohanzad, Santa Monica Breeze, LLC
Representative: Matthew Hayden, three6ixty

Recommended Actions:

1. Approve a 32.5% Density Bonus (with a set aside of 10%, four units, for Very Low Income households); a Density Bonus Parking Incentive (Parking Option 1) to allow 1 parking space for the 0-1 bedroom units and 2 parking spaces for the 2-3 bedroom units; and two "off-menu" waivers:
 - a. A building height of five stories and 56 feet in lieu of the otherwise permitted three stories and 45 feet.
 - b. A Floor Area Ratio of 3 to 1, in lieu of the otherwise permitted 1.5 to 1 for a Housing Development Project that is not within 1,500 feet of a Transit Stop/Major Employment Center.
2. Adopt the Findings.
3. Adopt the Mitigated Negative Declaration No. ENV-2014-4781-MND for the above-referenced project.
4. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-4781-MND.
5. 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.
6. 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: Oliver Netburn (213) 978-1382

7. [CPC-2014-2711-CDO-SN-ZC](#)
CEQA: **ENV-2014-2712-MND***
Plan Area: Central City

Council District: 14 – Huizar
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

(One other public hearing was held on April 23, 2015)

Location: Commercially zoned parcels generally fronting SOUTH BROADWAY in Downtown Los Angeles from 1ST STREET to 12TH STREET, encompassing the National Register Historic Broadway Theater and Entertainment District and adjacent blocks.

Proposed Project:

The Historic Broadway Sign Supplemental Use District and related amendments to the Broadway Community Design Overlay (CDO), Zoning [Q] Conditions, and Broadway Streetscape Master Plan.

Requested Actions:

1. Pursuant to Section 13.11 of the Municipal Code, the creation of a Sign Supplemental Use District.
2. Pursuant to Section 13.08 of the Municipal Code, an amendment to the design guidelines and development standards of the Broadway Theater and Entertainment District Community Design Overlay.
3. Pursuant to the Section 12.32 of the Municipal Code, a Zone Change to modify existing [Q] Conditions to remove those related to signage.
4. Approval of an expansion of the Broadway Streetscape Master Plan area to include the blocks between 1st Street and 2nd Street on the north and from Olympic Boulevard to 12th Street on the south.
5. Amendment to the Los Angeles Administrative Code to establish a special fund to be known as the Broadway Streetscape Fund.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of the Mitigated Negative Declaration No. **ENV-2014-2712-MND** for the proposed project.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and Recommend that the City Council adopt the ordinance establishing the Historic Broadway Sign District, subject to the review of the City Attorney as to form and legality.
2. Adopt the attached Resolution to amend the Broadway Theater and Entertainment Community Design Overlay Design Guide.
3. Approve and Recommend that the City Council adopt the ordinance amending the existing [Q] Conditions.
4. Adopt the Resolution to expand the Broadway Streetscape Master Plan.
5. Approve and Recommend that the City Council adopt the ordinance amending the Los Angeles Administrative Code to establish the Broadway Streetscape Fund.
6. Adopt the Mitigated Negative Declaration No. **ENV-2014-2712-MND**.
7. Adopt the Mitigation Monitoring Program for the Mitigated Negative Declaration No. ENV-2014-2712-MND.
8. Find that the previously adopted Mitigated Negative Declaration for the Broadway Streetscape Master Plan is adequate.
9. Adopt the Findings, including the Environmental Findings.

Staff: Bryan Eck, (213) 978-1304

The next scheduled regular meeting of the City Planning Commission
will be held **on Thursday, June 25, 2015** at:

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

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.