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**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 8, 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
Samantha Millman, Commissioner
Dana Perlman, Commissioner
Marta Segura, MPH, 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 Nos..

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: Affordable Housing Discussion – Matthew Glesne, Housing Planner
 - 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 – September 24, 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-2013-521-DB-SPR**
CEQA: ENV-2013-522-EIR
Plan Area: Hollywood

Council District: 13 – O'Farrell
Expiration Date: 10-30-15
Appeal Status: Appealable to City Council.

PUBLIC HEARING – Completed on July 8, 2015 and September 24, 2015

Location: 1718, 1722 – 1730 N. LAS PALMAS,
1719 – 1719 ½, 1727 – 1727 ½ CHEROKEE AVENUE

Proposed Project:

The removal of an existing surface parking lot and the construction of a new four- to six-story mixed-use building ranging in height from 54 feet to 71 feet comprised of 224 residential dwelling units with an 11 percent set aside for Very Low Income households and 985 square feet of ground-floor retail. The development will include a 305 parking stalls located within four levels (one semi-subterranean level and three subterranean levels).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, review and consider the certification of the Environmental Impact Report, No. **ENV-2013-522-EIR**, SCH No. 2013101063, including the Errata, the Environmental Findings, the Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to L.A.M.C. Section 12.22-A,25, a request for a Density Bonus to permit a less than 5 percent increase in the number of dwelling units from 221 to 224 units, where 11 percent will be set aside for restricted affordable units at the Very Low Income level, utilizing Parking Option 1, to allow 252 spaces (one parking space each studio and one-bedroom unit and two parking spaces each two- and three-bedroom unit) and 53 commercial spaces, with the following incentives:
 - a. On-Menu Incentive of averaging of Floor Area Ratio, density, parking, open space and permitting vehicular access from a less restrictive zone to a more restrictive zone.
 - b. On-Menu Incentive to permit a 35% increase in FAR from 2:1 in the C4-2D-SN Zone and from 6:1 in the [Q]R5-2 Zone to an FAR of 3.55:1 averaged across the site.
 - c. Off-Menu Incentive to permit a 4.17% increase in FAR from 3.55:1 to 3.66:1 averaged across the site, thereby allowing 169,531 square feet of building floor area in lieu of the 164,446 square feet otherwise permitted.
 - d. Off-Menu Incentive to permit a 26-foot increase in the height requirement, allowing 71 feet in height in lieu of the 45 feet allowed in the [Q]C4-2D-SN Zone.
 - e. Off-Menu Incentive to reduced setbacks of a) a 0-foot front yard setback, in lieu of the 15 feet required, for the R5-zoned parcel; b) a 2.5-foot side yard setback, in lieu of the 9 feet required, for subterranean level 0 on the northern property line of the R5-zoned parcel, and c) a 7-foot side yard setback in lieu of the 9 feet required on the southern property line in the C4-2D-SN Zone.
3. Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

Applicant: Hollywood Cherokee Ventures, LLC
Representative: Kyndra Casper, Liner, LLC

Recommended Actions:

1. The City Planning Commission finds that the project was assessed in the Hollywood Cherokee Project Environmental Impact Report, EIR No. **ENV-2013-522-EIR**, SCH No. 2012041003 certified on July 17, 2015. The City Planning Commission finds that pursuant to CEQA Guidelines, Section 15162, based on the whole administrative record, no subsequent EIR or Negative Declaration is required for approval of the project.
2. Approve the following Affordable Housing - Density Bonus Incentives, concessions or waivers for a project that reserves 11% of its units for Very Low Income households: 1) On-Menu Incentive of averaging of floor area ratio, density, parking, open space and permitting vehicular access from a

less restrictive zone to a more restrictive zone; 2) On-Menu Incentive to permit a 35% increase in FAR from 2:1 in the C4-2D-SN Zone and from 6:1 in the [Q]R5-2 Zone to an FAR of 3.55:1 averaged across the site; 3) Off-Menu Incentive to permit a 4.17% increase in FAR from 3.55:1 to 3.66:1 averaged across the site, thereby allowing 169,531 square feet of building floor area in lieu of the 164,446 square feet otherwise permitted; 4) Off-Menu Incentive to permit a 26-foot increase in the height requirement, allowing 71 feet in height in the [Q]C4-2D-SN Zone; 5) Off-Menu Incentive to reduced setbacks of:

- a. a 0-foot front yard setback, in lieu of the 15 feet required, for the R5-zoned parcel.
 - b. a 2.5-foot side yard setback, in lieu of the 9 feet required, for subterranean level 0 on the northern property line of the R5-zoned parcel.
 - c. a 7-foot side yard setback in lieu of the 9 feet required on the southern property line in the C4-2D-SN Zone.
3. Approve Site Plan Review findings for a project with over 50 dwelling units.
 4. Adopt the Findings.
 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 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: Henry Chu, Hearing Officer (213) 978-1324

5. [CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR](#)

CEQA: ENV-2006-7211-MND
Plan Area: Wilshire

Council District: 10 – Wesson

Expiration Date: 10-8-15

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

PUBLIC HEARING – Completed on August 7, 2009 and December 11, 2014

Location: 805 – 823 S. CATALINA STREET, 806 – 820 S. KENMORE AVENUE

Proposed Project:

The project is a 27-story (300.5 feet tall) mixed use building with 269 dwelling units and 7,500 square feet of commercial use. The total floor area proposed is 322,238 square feet on a site of 53,857 square feet. A total of 33,046 square feet of common open space and 562 parking spaces will be provided. The environmental analysis for the project as originally proposed, Mitigated Negative Declaration No. ENV-2006-7211-MND, was updated to reflect the revised project description and published on October 16, 2014. The project is located in the Wilshire Community Plan area and is bounded by 8th Street to the north, Catalina Street to the east, Kenmore Avenue to the west, and multi-family residential use to the south. The project involves the demolition of three residential buildings containing 14 residential units.

At its meeting on December 11, 2014, the City Planning Commission disapproved and recommended that the City Council not adopt the project. The project was subsequently approved by the Mayor, then City Council. On May 12, 2015, the Planning and Land Use Management Committee recommended that Council instruct the Department of City Planning to prepare the Resolution, Ordinance, Conditions of Approval and any other necessary documents to effectuate a General Plan Amendment to the Wilshire Community Plan and a Zone/Height District change. The matter was submitted to the City Council, who concurred and took action on June 5, 2015. Therefore, pursuant to City Council instruction, Department of City Planning staff has prepared a Zone Change Ordinance and Map with Conditions of Approval and

accompanying Findings. However, staff's recommendation for denial of all entitlements remains, as set forth in the City Planning Commission Determination, dated January 16, 2015.

Because Planning Staff recommended denial of the project, the Zone Change Ordinance, Findings and Conditions of Approval were never before the City Planning Commission. Therefore, today's meeting will allow for these items to be heard. Los Angeles Charter, Sec. 555. General Plan - Procedures for Adoption, (d) Council Action, states the City Planning Commission and the Mayor shall review any modification made by the Council to a General Plan Amendment. However, if no modifications are proposed to the General Plan Amendment, the Council shall adopt or reject the proposed amendment by resolution. Since there were no modifications to the requested General Plan Amendment, that item does not require City Planning Commission action.

However, per Los Angeles Charter, Sec. 558. Procedure for Adoption, Amendment or Repeal of Certain Ordinances, Orders and Resolutions-the City Planning Commission must still take action on the other items. The Commission has not previously seen the proposed ordinance, including the Conditions of Approval, because the City Planning Commission denied the project, and the staff report recommending denial also did not include a provision for approval. As stated in subsection (b)(3)(B): "If the City Planning Commission recommends against approval of the proposed ordinance, order, or resolution, and the matter has been initiated by the City Council, the Council may take action on the matter without an appeal. The City Council may adopt the proposed ordinance, order or resolution only by a two-thirds vote."

Requested Actions:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2006-7211-MND** (for an expanded Initial Study/MND).
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone/Height District Change from (Q)C2-1and R4-2 to R5-2.
3. Pursuant to Section 12.24 W.15 of the Los Angeles Municipal Code, a Conditional Use for a development combining residential and commercial uses in the R5 zone when located in a redevelopment project area.
4. Pursuant to Section 12.28 of the Municipal Code, Zoning Administrator Adjustments to permit a 15-foot side yard along the northerly portion of the property parallel to 8th Street and a 15-foot side yard along the southern portion of the property in lieu of the minimum 16-foot side yard required.
5. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a development project that will result in an increase of 50 or more dwelling units.

Note: Staff recommendations remain unchanged from December 11, 2014. The City Council's and the Mayor's direction is for the reverse decision on the following actions.

Applicant: Mike Hakim, Colony Holdings, LLC

Recommended Actions:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, do not adopt the Mitigated Negative Declaration No. **ENV-2006-7211-MND** (for an expanded Initial Study/MND).
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, recommend that the City Council not adopt a Zone/Height District Change from (Q)C2-1and R4-2 to R5-2.
3. Pursuant to Section 12.24 W.15 of the Los Angeles Municipal Code, do not approve a Conditional Use for a development combining residential and commercial uses in the R5 zone when located in a redevelopment project area.
4. Pursuant to Section 12.28 of the Municipal Code, do not approve the Zoning Administrator Adjustments to permit a 15-foot side yard along the northerly portion of the property parallel to 8th Street and a 15-foot side yard along the southern portion of the property in lieu of the minimum 16-foot side yard required.

5. Pursuant to Section 16.05 of the Municipal Code, do not approve a Site Plan Review for a development project which will result in an increase of 50 or more dwelling units.
6. Adopt the Findings for denial.
7. Do not adopt the Conditions of Approval.

Staff: Debbie Lawrence, City Planner (213) 978-1163

6. **CPC-2013-2184-GPA-ZC-HD-DB-SPR**

CEQA: ENV-2013-2185-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: 10-26-15
Appeal Status: Appealable to City Council.
ZC appealable by applicant only, if
disapproved in whole or in part.

PUBLIC HEARING – Completed on August 31, 2015

Location: 535 – 547 S. KINGSLEY DRIVE

Proposed Project:

The proposed project includes the construction of an approximately 77,356-square-foot apartment building that contains 72 dwelling units including six (6) units for very low income households. The proposed seven-story building will be approximately 85 feet in height. The project will include a garage with one level of subterranean parking and one level of at-grade parking to provide 95 parking spaces. The project will provide a minimum of 8,100 square feet of open space. The project site consists of two lots that comprise approximately 21,547 square feet. The site is located in the Wilshire Community Plan Area and is zoned P-1 with General Plan Designation of Neighborhood Office Commercial.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of the Mitigated Negative Declaration No. **ENV-2013-2185-MND** and the Mitigation Monitoring Program (MMP) for ENV-2013-2185-MND, for the above referenced project.
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 11.5.6, a General Plan Amendment to the Wilshire Community Plan from Neighborhood Office Commercial to High Medium Residential Land Use Designation.
3. Pursuant to LAMC Section 12.32.F, a Zone Change from P-1 to R4-2.
4. Pursuant to LAMC Section 12.32.F, a Height District Change from Height District 1 to Height District 2.
5. Pursuant to LAMC 12.22 A.25, Density Bonus Affordable Housing Incentives to permit a 72-unit rental housing development, with six (6) units (11%) of the base 53 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1 to allow 95 residential parking spaces. The following two on-menu incentives are requested:
 - a. Pursuant to Section LAMC 12.22 A.25(f)(1), a front yard reduction of 20% from 15' to 12'.
 - b. Pursuant to Section LAMC 12.22 A.25(f)(1), a rear yard reduction of 20% from 19' to 15'3".
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in an increase of 50 or more dwelling units.

Applicant: Garrett Lee, Jamison Properties L.P.

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. **ENV-2013-2185-MND** and the Mitigation Monitoring Program for the above referenced project.

2. Approve and recommend the City Council adopt a General Plan Amendment from Neighborhood Office Commercial to High Medium Residential use designation, subject to the Conditions of Approval.
3. Approve and recommend the City Council adopt a Zone Change from the existing P-1 zone to (T)(Q)R4-2 zone, subject to the Conditions of Approval.
4. Approve and recommend the City Council adopt a Height District Change from Height District 1 to Height District 2.
5. Approve Density Bonus Affordable Housing Incentives to permit a 72-unit rental housing development, with six (6) units (11%) of the base 53 units allowed by right, restricted to Very Low Income Households for a period of 55 years, the utilization of Parking Option 1 to allow 95 residential parking spaces. The two on-menu incentives are as follows:
 - a. A front yard reduction of 20% from 15' to 12'.
 - b. A rear yard reduction of 20% from 19' to 15'3".
6. Approve the Site Plan Review Findings.

Staff: Gabriela Juarez, City Planning Associate (213) 978-1199

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| <p>7. <u>CPC-2015-2119-CU</u>
 CEQA: ENV-2015-2120-CE
 Plan Area: South Los Angeles</p> | <p>Council District: 8 – Harris-Dawson
 Expiration Date: 12-11-15
 Appeal Status: Appealable to City Council</p> |
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PUBLIC HEARING – Completed on August 17, 2015

Location: 1730 W. VERNON AVENUE

Proposed Project:

The project is a request for a conditional use to permit the use, maintenance and operation of a correctional institution that provides support services for County, State and Federal parolees and inmates transitioning into society. The project proposes the addition of 15 beds, the installation of a new security system, the repair of damaged exterior doors and windows, upgrades to the plumbing, electrical and mechanical systems, and limited interior renovations and improvements to the exterior of an existing two-story building. The proposed project includes a total floor area of approximately 17,170 square feet, 140 total beds (125 existing beds), outdoor recreation space and 9 vehicle parking spaces. The 19,025-square-foot site is classified in the [Q]C2-1VL Zone and designated Neighborhood Commercial.

Requested Actions:

1. Pursuant to Class 5 Category 23 of the City of Los Angeles California Environmental Quality Act Guidelines, find the Categorical Exemption No. **ENV-2015-2120-CE** as adequate environmental Clearance for the above referenced project.
2. Pursuant to Section 12.24 U.5 of the Municipal Code, a Conditional Use to permit the operation of a correctional institution for former inmates and parolees in any zone.

Applicant: Bruce Brown, GEO Re-entry, Inc.
 Representative: Fernando Villa, Allen Matkins Firm

Recommended Actions:

1. Adopt the Finding declaring that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5 Category 23 of the City of Los Angeles CEQA Guidelines and per Categorical Exemption No. **ENV-2015-2120-CE** for the granting of a renewal of a Conditional Use Permit.
2. Approve a Conditional Use, pursuant to Section 12.24 U.5 of the Municipal Code, to permit the operation of a correctional institution for former inmates and parolees in the [Q]C2-1VL Zone.

3. Adopt the Conditions of Approval.
4. Adopt the Findings.

Staff: Michelle Singh, City Planner (213) 978-1166

The next scheduled regular meeting of the City Planning Commission
will be held **on Thursday, October 22, 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.