

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 10, 2019 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, AIA, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 hard copies must be submitted the day of the meeting. 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.

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 Rules and Operating 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 **7 days** 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 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – November 29, 2018

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA 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.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (No Items)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. [ADM-2018-5752-DB-SIP](#)
CEQA: N/A
Plan Area: San Pedro

Council District: 15 - Buscaino
Last Day to Act: 02-28-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 456 West 9th Street

PROPOSED PROJECT:

The construction, use, and maintenance of a 6-story mixed-use development containing 91 dwelling units, a 2,597 square-foot residential community center, and 4,953 square feet of commercial space. The project will provide 100 percent affordable units, exclusive of a market-rate manager's unit, which will include 54 dwelling units for Low Income Household occupancy and 36 dwelling units for Very Low Income Household occupancy. The building will have 4 residential levels over 2 levels of parking with ground-floor commercial and community center space, with a maximum building height of 75 feet. The project will encompass 111,504 square feet of floor area and have a maximum Floor Area Ratio (FAR) of 2.86:1. The project will provide 111 vehicular parking spaces, 72 long-term bicycle parking spaces, and 10 short-term bicycle parking spaces. An existing municipal surface parking lot will be demolished.

REQUESTED ACTIONS:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a Density Bonus Compliance Review, to permit the construction of a project totaling 91 dwelling units, including 54 dwelling units for Low Income Household occupancy and 36 dwelling units for Very Low Income Household occupancy for a period of 55 years, with the following requested incentive and waiver:
 - a. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Incentive to permit a 0-foot westerly side yard setback in lieu of the 9-foot side yard setback otherwise required for a 6-story building in the C2-2D-CPIO Zone; and
 - b. Pursuant to LAMC Section 12.22 A.25(g)(3), an Off-Menu Waiver to permit a 0-foot easterly side yard setback in lieu of the 9-foot side yard otherwise required for a 6-story building in the C2-2D-CPIO Zone.
2. Pursuant to California Government Code (Gov.) Section 65913.4, determine that the project is a Streamlined Infill Project (SIP) for a development that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c); and
3. Pursuant to Gov. Section 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

Applicant: Linc-Core San Pedro Lofts, LP
Representative: Gohar Paronyan, Los Angeles Housing Community
Investment Department (HCID)

Staff: Connie Chauv, City Planning Associate
connie.chauv@lacity.org
(213) 978-0016

7. [CPC-2016-2568-GPA-VZC](#)
CEQA: ENV-2016-2569-MND
Plan Area: Arleta - Pacoima

Council District: 7 – Rodriguez
Last Day to Act: 01-10-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 12420 West Osborne Street

PROPOSED PROJECT:

Demolition of an existing one-story, approximately 940 square-foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square-foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk-in refrigeration, storage, and laundry room with 11 parking spaces all on a 11,628 square-foot lot.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2569-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Arleta - Pacoima Community Plan from Low Residential to Limited Industrial; and
3. Pursuant to LAMC Section 12.32 Q, a Vesting Zone Change from R1-1-CUGU (One-Family Residential Zone) to MR1-1-CUGU (Limited Industrial Zone).

Applicant: Jose G. Trujillo
Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Staff: Laura Frazin-Steele, City Planner
laura.frazinsteele@lacity.org
(818) 374-9919

8. [CPC-2018-5152-SN-SP](#)
CEQA: ENV-2015-2497-EIR (4th Addendum)
Plan Area: South Los Angeles; Southeast Los Angeles;
Westlake

Council Districts: 9 – Price
1 – Cedillo
Last Day to Act: 03-18-19

PUBLIC HEARING – Completed November 7, 2018

PROJECT SITE: 3939 South Figueroa Street; 3912 South Grand Avenue;
1320 West 12th Place

PROPOSED PROJECT:

Amendments to the Coliseum Specific Plan and the Coliseum and Soccer Stadium Sign District to expand those plan overlays to include two additional non-contiguous parcels adjacent to the I-110 (Harbor) Freeway and regulate signage therein, with the intent of allowing a freestanding digital sign on each of those two parcels visible from the freeway.

REQUESTED ACTIONS:

1. Pursuant CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2015-2497-EIR, certified on December 18, 2015 and as supported by the Addendum dated September 2015 with Errata dated March 2016 and Addenda dated May 2017, and June 2017; and consider the Addendum dated October 4, 2018;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 E, a Specific Plan Amendment to the Coliseum District Specific Plan; and
3. Pursuant to LAMC Sections 11.5.7 G and 12.32E, an amendment to the Coliseum and Soccer Stadium Sign District.

Applicant: Jim Bailey, LAFC Sports, LLC
Representative: DJ Moore; Lauren Paul, Latham & Watkins, LLP

Staff: Adam Villani, City Planner
adam.villani@lacity.org
(213) 847-3688

9. [**CPC-2018-5580-SP**](#) Council District: 1 – Cedillo
CEQA: ENV-2009-599-EIR Last Day to Act: 03-17-19
Plan Area: Central City North; Northeast Los Angeles
Silverlake – Echo Park – Elysian Valley

PUBLIC HEARING – Completed November 7, 2018

PROJECT AREA:

The project is bounded by the intersection of San Fernando Boulevard and Avenue 26 on the north; Pasadena Avenue and the Golden State Freeway (I-5) on the east; Main Street for the portion of the project east of the Los Angeles River (River) and the railroad right of way for the portion of the project west of the River on the south; and Broadway Boulevard on the west. The project area includes portions of the Chinatown and Lincoln Heights communities. The River and the Golden State Freeway bisect the project area north to south and the Arroyo Seco and Arroyo Seco Parkway run east to west through the northeastern section of the project area. The project area includes the Metro Lincoln Heights/Cypress Park and Chinatown Gold Line Stations and abuts the Heritage Square Station in the southwest and northeast corners of the project area respectively.

PROPOSED PROJECT:

The proposed ordinance was initiated by a City Council Motion adopted on June 20, 2018, which instructed the Department of City Planning to amend Strategy B of the affordable housing incentives in the Cornfield - Arroyo Seco Specific Plan (“CASP”). The ordinance proposes to remove the Bonus Square Footage Table Footnote, eliminating the five-year time limit which will reinstate the expired Affordable Housing Strategy B incentives as originally adopted in 2013.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines 15162 and 15164, in consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on April 2, 2013, and no subsequent EIR, negative declaration or addendum is required for the approval of the project; and
2. Pursuant to Section 11.5.7 G. of the Los Angeles Municipal Code an Ordinance amending the Cornfield - Arroyo Seco Specific Plan.

Applicant: City of Los Angeles

Staff: Gabriela Juarez, City Planner
gabriela.juarez@lacity.org
(213) 978-1199

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, January 24, 2019

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at cpc@lacity.org.