

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 11, 2016 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
Veronica Padilla, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, 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, 6, 7, 8.

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 – January 28, 2016

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-2015-1703-DB-SPR**
CEQA: ENV-2015-1705-MND
Plan Area: Wilshire

Council District: 1 – Cedillo
Expiration Date: 2-29-16
Appeal Status: Appealable to City Council,
Off-Menu Density Bonus is not appealable

PUBLIC HEARING – Completed on December 23, 2015

Location: 2972 W. 7th STREET

Proposed Project:

The construction of a mixed-use building with 180 apartment units and 15,000 square feet of ground floor commercial use. The building will be 6 stories (62 feet) tall and encompass about 160,500 square feet of floor area. An existing 28,900-square foot commercial building will be demolished. The project will provide 206 automobile parking spaces in one level of ground floor and one level of subterranean parking, 214 bicycle parking spaces, and 18,418 square feet of open space. The project will contain fifteen (15) restricted affordable units for Very Low Income tenants for a period of 55 years. This is 11 percent of the base density, 133 units, permitted by the C2-1 zone. The applicant proposes to utilize a 35% Density Bonus increase, which allows a total of 180 units in lieu of the maximum density permitted by right, and Parking Option 1. Additionally, the applicant requests two off-menu development waivers for relief from regulations that are not listed as on-menu Density Bonus Affordable Housing Incentives: 1) relief from the Wilshire Community Plan Map Footnote #5, which limits the C2 zone with Neighborhood Commercial Land Use to Height District 1 - a Floor Area Ratio (FAR) of 1.5:1; and 2) an increase in FAR from 1.5:1 to 3:1. The applicant must request an off-menu incentive to increase the FAR, as it exceeds the maximum 35% increase allowed per LAMC Section 12.22 A.25 (f)(4)(i) and does not front on a Major Highway as identified in the City's General Plan per Section 12.22 A.25 (f)(4)(ii).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, a Mitigated Negative Declaration No. **ENV-2015-1705-MND** and Mitigation Monitoring Program (MMP) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus approval to permit a 180-unit rental housing development, with 15 units (11%) of the base 133 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1.
 - a. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive for relief from the Wilshire Community Plan Footnote #5, which limits the C2 zone with Neighborhood Commercial Land Use to Height District 1 (Floor Area Ratio of 1.5:1).
 - b. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit more than a 35% increase in the Floor Area Ratio, not to exceed 3:1 in lieu of the otherwise allowable maximum of 1.5:1.
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more residential units.

Applicant: Datum Development, LLC
Representative: Christopher Pak, Archeon Group

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2015-1705-MND** and the Mitigation Monitoring Program (MMP) for ENV-2015-1705-MND, for the above referenced project.
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22 A.25, approve a Density Bonus Affordable Housing Incentive to permit a 180-unit rental housing development, with 15 units (11%) of the base 133 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1.

- a. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive for relief from the Wilshire Community Plan Footnote #5, which limits the C2 zone with Neighborhood Commercial Land Use to Height District 1 (Floor Area Ratio to 1.5:1).
 - b. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit more than a 35% increase in the Floor Area Ratio, not to exceed 3:1 in lieu of the otherwise allowable maximum of 1.5:1.
3. Pursuant to Section 16.05 of the Municipal Code, approve a Site Plan Review for a project which results in an increase of 50 or more residential units.

Staff: Debbie Lawrence, Hearing Officer (213) 978-1163

5. [CPC-2016-11-CA](#)

CEQA: N/A

Plan Areas: All

Related Case: CPC-2016-12-CA

Council Districts: All

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Location: City Wide

Proposed Project:

The proposed Homelessness Emergency ordinance (Exhibits A) amends Sections 12.03, 12.80 and 12.81 of the Los Angeles Municipal Code (LAMC) for the purpose of more quickly establishing homeless shelters during a shelter crisis. This includes broadening the definition of “shelter for the homeless” to include greater types of facilities and providers as well as better aligning City and State law in order to streamline the process for a Mayoral or City Council declaration of shelter crisis and allow the efficient establishment of temporary homeless emergency shelters in response to that declaration.

Applicant: Los Angeles Department of City Planning

Recommended Actions:

1. Approve the proposed ordinances and recommend their adoption by City Council.
2. Adopt the staff report as its report on the subject.
3. Adopt the Findings.
4. Approve and recommend that the City Council, based on the whole of the administrative record, determine that the ordinance is not a Project pursuant to the California Environmental Quality Act (CEQA Guidelines Section 15378, and/or the ordinance is exempt under California Public Resources Code Sections 21080(b)(4) and 21060.3 and CEQA Guideline Sections 15301, 15303, 15306 and 15332) and that none of the exceptions under 15300.2 apply.

Staff: Matthew Glesne, City Planning Associate (213) 978-2666

6. [CPC-2016-12-CA](#)
CEQA: N/A
Plan Areas: All
Related Case: CPC-2016-11-CA

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: City Wide

Proposed Project:

The proposed Homelessness Emergency ordinance (Exhibit B) adds Section 12.82 to the Los Angeles Municipal Code (LAMC) for the purpose of more quickly establishing homeless shelters during a shelter crisis. This includes broadening the definition of "shelter for the homeless" to include greater types of facilities and providers as well as better aligning City and State law in order to streamline the process for a Mayoral or City Council declaration of shelter crisis and allow the efficient establishment of temporary homeless emergency shelters in response to that declaration.

Applicant: Los Angeles Department of City Planning

Recommended Actions:

1. Approve the proposed ordinances and recommend their adoption by City Council.
2. Adopt the staff report as its report on the subject.
3. Adopt the Findings.
4. Approve and recommend that the City Council, based on the whole of the administrative record, determine that the ordinance is not a Project pursuant to the California Environmental Quality Act (CEQA Guidelines Section 15378, and/or the ordinance is exempt under California Public Resources Code Sections 21080(b)(4) and 21060.3 and CEQA Guideline Sections 15301, 15303, 15306 and 15332) and that none of the exceptions under 15300.2 apply.

Staff: Matthew Glesne, City Planning Associate (213) 978-2666

7. [CPC-2013-910-GPA-SP-CA-MS-C-M2](#)
CEQA: ENV-2013-911-EIR-ADD2
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: City Wide

Proposed Project:

Amendments to the Mobility Plan 2035

Applicant: Los Angeles Department of City Planning

Recommended Actions:

1. Conduct a public hearing on the proposed project.
2. Approve the staff report as the Commission's Report.
3. Recommend that the City Council find, based on its independent judgment, after consideration of the entire administrative record, including the Mobility Plan EIR, EIR No. ENV-2013-911-EIR; SCH No. 2013041012, certified on August 11, 2015 ("Final EIR"), First Addendum, No. ENV- 2013-0911-ADD1, and the Second Addendum dated January 28, 2016, No. **ENV-2013-911-EIR-ADD2**, that the

amendments to the Mobility Plan 2035 and the amendments to the Community Plans were environmentally assessed in the Final EIR and that pursuant to CEQA Guidelines Section 15162 and 15164 and Public Resources Code Section 21166 no subsequent or supplemental EIR is required for approval of the Mobility Plan 2035 and Community Plan amendments.

4. Pursuant to the procedures in LAMC Section 11.5.6 and City Charter Section 555, approve and recommend that the Mayor and City Council approve a resolution that does all of the following:
 - a. Amends the Mobility Plan 2035 (as updated on January 20, 2016), by adopting the amendments to the Mobility Plan 2035, including text and map amendments.
 - b. Amends the Land Use Element of the General Plan (consisting of 35 community plans) to emphasize already existing law that the Community Plans' goals, objectives, policies and programs regarding circulation are aspirational and to be implemented only to the extent feasible and appropriate in light of other complementary policies in the GP.

Staff: My La, City Planning Associate (213) 978-1194

8. [CPC-2006-5567-CPU-M1](#)

CEQA: ENV-2008-478-EIR

Plan Area: West Adams-Baldwin Hills-Leimert

Council Districts: 5 – Koretz, 8 – Harris-Dawson, 10 – Wesson

Expiration Date: N/A

Appeal Status: N/A

LIMITED PUBLIC HEARING

Location:

West Adams – Baldwin Hills – Leimert Community Plan Area (CPA). The CPA is generally bounded by VENICE BOULEVARD and PICO BOULEVARD at the north; ARLINGTON AVENUE and VAN NESS AVENUE at the east, Ballona Creek and ROBERTSON BOULEVARD at the west; and the BALDWIN HILLS at the south

Proposed Project:

Modifications to the proposed West Adams - Baldwin Hills - Leimert New Community Plan (Proposed Plan) initially acted upon by the City Planning Commission on April 11, 2013. The Proposed Plan revises and updates the current Community Plan (Policy Document) and General Plan Land Use Map since the last plan update in 1998. The modifications to the Proposed Plan include revisions and updates to the goals, policies, and implementation programs of the Policy Document; revisions to the Long-Range Land Use Diagram of the Citywide General Plan Framework Element, the General Plan Land Use Map for the Community Plan Area; amendments to the Citywide General Plan Circulation Map of the Mobility Element, zone and height district changes, changes to the proposed Community Plan Implementation Overlay (CPIO) District Ordinance as well as changes to the proposed Crenshaw Corridor Specific Plan amendments; and street reclassifications.

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 West Adams-Baldwin Hills-Leimert Community Plan (Policy Document), as modified in the Resolution, the related Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes.
2. Pursuant to Sections 11.5.7.G, 16.50.D, 12.32 and 12.04 of the Municipal Code and City Charter Section 558, amend the Crenshaw Corridor Specific Plan, as modified.
3. Pursuant to Section 13.14.C, 12.32, and 12.04 of the Municipal Code and City Charter Section 558, adopt modifications to the proposed West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) District Ordinance, including revisions to the proposed "Major Intersection Nodes" and the "Commercial Corridors" CPIO District Subareas and include the

- proposed “Character Residential” CPIO District Subarea Ordinance for the Arlington Heights neighborhood.
4. Pursuant to Section 12.32 of the Municipal Code, adopt rezoning actions to effect changes of zone as identified in the updated Change Area Matrix and Map.
 5. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) to reclassify selected streets within the Community Plan as shown on the Street Reclassification Matrix, as modified.
 6. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect the additional modifications to the geography of community centers, and mixed use boulevards as shown on the proposed General Plan Framework Map.
 7. Review and consider the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013).

Applicant: City of Los Angeles

Recommended Actions:

1. Conduct a limited public hearing on the proposed modifications to the Proposed Plan acted upon by the CPC on April 11, 2013, as described in this Staff Recommendation Report.
2. Approve this Staff Recommendation Report as a portion of the Commission’s Report and reaffirm the Commission’s prior April 11, 2013 approval in its entirety.
3. Approve and Recommend that the City Council adopt the Findings, as modified.
4. Approve and Recommend that the Mayor approve and the City Council adopt the modifications to the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, Community Plan (Policy Document), the Change Area Matrix and Map, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes (Exhibits A, B, C), amending the West Adams-Baldwin Hills-Leimert New Community Plan as part of the General Plan of the City of Los Angeles.
5. Approve and Recommend that the City Council adopt the requested rezoning actions to effect zone changes as identified in the updated Change Area Matrix and Map, as well as the modification to the proposed “Crenshaw Corridor Specific Plan amendments”, and further amend the regulations of the existing Crenshaw Corridor Specific Plan (Ordinance No. 176,230) pursuant to procedures set forth in Section 11.5.7 (Specific Plan Procedures) and Section 16.50 (Design Review Board Procedures) of the Municipal Code.
6. Approve and Recommend that the City Council adopt all modifications to the proposed supplemental development regulations of the West Adams Community Plan Implementation Overlay (CPIO) District, including the proposed changes to the “Character Residential CPIO District Subarea” for the Arlington Heights neighborhood and changes to the “Major Intersection Nodes and Commercial Corridors CPIO District Subareas”.
7. Instruct the Department of City Planning to finalize the necessary General Plan land use designation, zone and height district change ordinances to be presented to City Council to achieve zone consistency pursuant to Government Code section 65860 (d) for park and public facilities as indicated in the Change Area Map and Matrix and make other technical corrections as necessary.
8. Approve and Recommend that the City Council adopt the amended Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert New Community Plan as modified on the Street Reclassification Matrix.
9. Approve and Recommend that the City Council amend the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect the additional modifications to the geography of community centers, and mixed use boulevards as shown on the proposed General Plan Framework Map.

10. Authorize the Director of Planning to present the resolution, Community Plan (Policy Document) and General Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
11. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013) in its determination approving and recommending the modifications to the Proposed Plan and transmittal of the EIR to the City Council for certification.

Staff: Reuben Caldwell, City Planner (213) 978-1209

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

Thursday, February 25, 2016

**VAN NUYS CITY HALL
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 90401**

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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.