

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MARCH 10, 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.

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 25, 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-2015-3423-GPA-ZC-CU-CUB-ZV](#)
CEQA: ENV-2015-3424-MND
Plan Area: Mission Hills-Panorama City-
North Hills

Council District: 7 – Fuentes
Expiration Date: 4-9-16
Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if disapproved
in whole or in part

PUBLIC HEARING – Completed on January 5, 2016

Location: 10306 -10440 N. SEPULVEDA BOULEVARD,
15342-15354 WEST SAN JOSE STREET

Proposed Project:

The proposed project involves the demolition of approximately 39,528 square feet of the approximately 131,500 square feet of existing commercial space, and the full demolition of the two single-family homes on the north end of the site (approximately 3,475 square feet). The project would retain and rehabilitate approximately 91,972 square feet of the existing commercial development, including the existing bowling alley building located at 10430 North Sepulveda Boulevard. The project includes the construction of approximately 67,467 square feet of new commercial development for a total of 159,439 square feet of commercial development. The project would result in a net increase of approximately 27,939 square feet of commercial space. The project would include a total of five buildings. The building heights would range from one- and two-stories between 23 feet above grade to approximately 45 feet above grade. The project contains a mix of retail, restaurant, medical office, gym, warehouse, and bank uses. The project would include a total of 813 parking spaces and 158 bicycle stalls.

Requested Actions:

1. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to amend the Mission Hills - Panorama City - North Hills Community Plan to re-designate the parcels located along West San Jose Street (15342-15354 West San Jose Street) from Low Residential to Community Commercial land use.
2. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Zone Change from R1-1, R1/P-1 and P-1 to C2-1.
3. Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit:
 - a. The sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a large format retail store in the C2-1 Zone.
 - b. The sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in the C2-1 Zone.
4. Pursuant to Section 12.24-W,27 of the Los Angeles Municipal Code, a Conditional Use to permit 24-hour operation of the gym and large format retail store, the installation of pole signs and information signs to be located outside of landscape-planted areas, all in conjunction with a Commercial Corner Development, in the C2-1 Zone.
5. Pursuant to Section 12.12.2-A,6, of the Los Angeles Municipal Code, a Zoning Administrator's Determination that CR zone sign regulations are not applicable to the Project site.
6. Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from:
 - a. Section 12.21-A,4 of the Los Angeles Municipal Code to permit 813 automobile parking spaces in lieu of the required 836 automobile parking spaces.
 - b. Section 12.21-C,6(b) of the Los Angeles Municipal Code to permit the required loading space to not be located and arranged so that delivery vehicles may be driven upon or into said space from an alley.
 - c. Section 14.4.7-B of the Los Angeles Municipal Code to permit Information Signs with a maximum overall height of 11 feet, 9 inches above the sidewalk grade or edge of roadway grade nearest to the sign in lieu of the otherwise permitted 6 feet, 6 inches.
 - d. Section 14.4.10-A of the Los Angeles Municipal Code to permit a total of 6,925 square feet of Wall Sign area in lieu of the otherwise permitted 4,330 square feet.

- e. Sections 14.4.9-B,2, 14.4.10-A,5 and 14.4.12-B,4 of the Los Angeles Municipal Code to permit a total of 7,459 square feet of combined signage area in lieu of the otherwise permitted 5,268 square feet.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2015-3424-MND** for the above referenced project.
8. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-3424-MND.

Applicant: Arturo Sneider, Prime, CRDF Mission Hills, LLC
Representative: Kyndra Casper, Liner LLP

Recommended Actions:

1. Recommend that the City Council and the Mayor approve a General Plan Amendment to amend the Mission Hills - Panorama City - North Hills Community Plan to re-designate the parcels located along West San Jose Street (15342-15354 West San Jose Street) from Low Residential to Community Commercial land use.
2. Recommend that the City Council approve a Zone Change from R1-1, R1/P-1 and P-1 to (T)(Q)C2-1, with the Conditions of Approval.
3. Approve a Conditional Use to permit the following, with the Conditions of Approval:
 - a. The sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a 31,697 square-foot large format retail store in the C2-1 Zone.
 - b. The sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 2,602 square-foot restaurant in the C2-1 Zone.
4. Approve a Conditional Use to permit 24-hour operation of the gym and large format retail store, the installation of pole signs and information signs to be located outside of landscape-planted areas, all in conjunction with a Commercial Corner Development, in the C2-1 Zone, with the Conditions of Approval.
5. Approve a Zoning Administrator's Determination that CR zone sign regulations are not applicable to the Project site.
6. Deny a Zone Variance from Section 12.21-A,4 of the Los Angeles Municipal Code to permit 813 automobile parking spaces in lieu of the required 836 automobile parking spaces.
7. Approve a Zone Variance from the following, with the Conditions of Approval:
 - a. Section 12.21-C,6(b) of the Los Angeles Municipal Code to permit the required loading space to not be located and arranged so that delivery vehicles may be driven upon or into said space from an alley.
 - b. Section 14.4.7-B of the Los Angeles Municipal Code to permit information signs with a maximum overall height of 11 feet, 9 inches above the sidewalk grade or edge of roadway grade nearest to the sign in lieu of the otherwise permitted 6 feet, 6 inches.
 - c. Section 14.4.10-A of the Los Angeles Municipal Code to permit a total of 6,925 square feet of wall sign area in lieu of the otherwise permitted 4,330 square feet.
 - d. Sections 14.4.9-B,2, 14.4.10-A,5 and 14.4.12-B,4 of the Los Angeles Municipal Code to permit a total of 7,459 square feet of combined signage area in lieu of the otherwise permitted 5,268 square feet.
8. Adopt the Mitigated Negative Declaration No. **ENV-2015-3424-MND** for the above referenced project.
9. Adopt the Mitigation Monitoring Program for ENV-2015-3424-MND.
10. 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.
11. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, 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, Hearing Officer (213) 978-1382

5. [VTT-73656-CN-1A](#)
CEQA: ENV-2014-4755-EIR
Plan Area: West Adams-Leimert Park-Baldwin Hills
Related Case:
CPC-2015-2593-GPA-ZC-HD-ZAA-SPR
- Council District: 10 – Wesson
Expiration Date: 3-21-16
Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if
disapproved in whole or in part

PUBLIC HEARING – Completed on January 6, 2016

Location: 3321, 3351 S. LA CIENEGA BOULEVARD,
5707 - 5735 W. JEFFERSON BOULEVARD

Proposed Project:

Vesting Tentative Tract Map No. 73656-CN to permit the merger and re-subdivision of a 484,036 square-foot site into one Master Lot and 18 airspace lots. The project request includes Haul Route approval for the export of approximately 195,000 cubic yards of material. Mixed-Use Development of 1,218 dwelling units, and 300,000 square feet of commercial and office floor area. The commercial space would include 200,000 square feet of office space, 50,000 square feet of grocery store, 20,000 square feet of restaurant space, and 30,000 square feet of general retail. Parking would be provided within a combination of aboveground and subterranean parking levels for the project, in accordance with Los Angeles Municipal Code (LAMC). The project will have an FAR of 3.9:1.

Applicant: CP V Cumulus, LLC
Representative: Brad Rosenheim, Rosenheim & Associates

Appellant: Jamie T. Hall, Channel Law Group, LLP

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report No. **ENV-2014-4755-EIR**, SCH No. 2015031047, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program.
3. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.
4. Pursuant to LAMC Section 17.03 of the Los Angeles Municipal Code, consideration of the appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-73656-CN.

Recommended Actions:

1. Recommend that the City Planning Commission Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental Clearance No. **ENV-2014-4755-EIR**, (SCH. No. 2015031047), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
 - a. The Environmental Impact Report (EIR) for the Jefferson & La Cienega Project, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
 - b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending

and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.

- c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Deny the appeal in part, grant in part, the appeal for VTT-73656-CN, to recognize the Planning Department's denial of the 8 additional dwelling units requested through the Zoning Administrator's Adjustment under CPC-2015-2593-GPA-ZC-HD-ZAA-SPR and to allow for proposed technical corrections to the VTT Letter of Determination.
3. 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; and, 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: Sergio Ibarra, Hearing Officer (213) 978-1333

6. **CPC-2015-2593-GPA-ZC-HD-ZAA-SPR**

CEQA: ENV-2014-4755-EIR

Plan Area: West Adams-Leimert Park-
Baldwin Hills

Related Case: VTT-73656-CN-1A

Council District: 10 – Wesson

Expiration Date: 3-21-16

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

PUBLIC HEARING – Completed on January 6, 2016

Location: 3321, 3351 S. LA CIENEGA BOULEVARD,
5707 - 5735 W. JEFFERSON BOULEVARD

Proposed Project:

Mixed-Use Development of 1,218 dwelling units, and 300,000 square feet of commercial and office floor area. The commercial space would include 200,000 square feet of office space, 50,000 square feet of grocery store, 20,000 square feet of restaurant space, and 30,000 square feet of general retail. Parking would be provided within a combination of aboveground and subterranean parking levels for the project, in accordance with Los Angeles Municipal Code (LAMC). The project will have an FAR of 3.9:1. The project includes demolition and removal of all existing structures to be replaced with an approximately 1,900,000-square-foot transit-oriented, mixed-use structures consisting of podium style buildings, ranging in height from 110 feet for the podium buildings and up to approximately 320 feet for the tower.

Applicant: CP V Cumulus, LLC
Representative: Brad Rosenheim, Rosenheim & Associates

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-2014-4755-EIR**, SCH No. 20135031047, including the Environmental Findings, the Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to L.A.M.C. Section 11.5.6, a General Plan Amendment (West Adams-Baldwin Hills-Leimert Community Plan) from 'Limited Manufacturing' to 'Community Commercial'.

3. Pursuant to L.A.M.C. Section 12.32-Q, a Zone Change and Height District Change from MR1-1VL to [T][Q]C2-2D with an FAR of up to 3.9:1.
4. Pursuant to L.A.M.C. 12.28, a Zoning Administrators Adjustment to allow for an increase of no more than 20% (21 dwelling units) to the Density (lot area per unit) set by the R4 zone regulations.
5. Pursuant to LAMC 16.05, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

Recommended Actions:

1. Find that the City Planning Commission assessed the Jefferson & La Cienega Project Environmental Impact Report, EIR No. **ENV-2014-4755-EIR**, SCH No. 2015031047, certified on January 26, 2016. 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 Site Plan Review findings for a project with over 50 dwelling units.
3. Deny the Zoning Administrator's Adjustment findings for an increase of no more than 20% (8 dwelling units) to the Density (lot area per unit) set by the R4 zone regulations.
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: Sergio Ibarra, Hearing Officer (213) 978-1333

7. **CPC-2015-3199-ZC-GPA**

CEQA: ENV-2015-3200-ND
Plan Area: Silver Lake-Echo Park-
Elysian Valley

Council District: 13 – O'Farrell
Expiration Date: 5-25-16
Appeal Status: N/A

PUBLIC HEARING – Completed on November 4, 2015

Location: 2971 N. PARTRIDGE AVENUE

Proposed Project:

Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32 and 11.5.6, a City initiated ordinance to revise the existing zoning and land use designation for a private property, located at 2971 Partridge Avenue.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Silver Lake - Echo Park – Elysian Valley Community Plan from Open Space to Commercial Manufacturing.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from OS-1XL-RIO to [Q]CM-1XL-RIO.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the Negative Declaration, ENV-2015-3200-ND, for the above reference project pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. Approve and recommend that the City Council approve a General Plan Amendment from Open Space to Commercial Manufacturing for the subject site.
3. Approve and recommend that the City Council approve a Zone Change from OS-1XL-RIO to [Q]CM-1XL-RIO for the subject site.
4. Approve and recommend that the City Council adopt Qualifying “Q” Conditions establishing development standards and restrictions for the subject site.
5. Adopt the Findings.

Staff: Valentina Knox-Jones, Planning Assistant (213) 978-1169

8. CITY PLANNING COMMISSION LETTER TO THE CITY ATTORNEY REGARDING ENFORCEMENT PROCEEDINGS ON UNIMPROVED DWELLING UNITS

Related Case: CPC-2015-4744-CA

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

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

Thursday, March 24, 2016

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

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.