

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION

****CORRECTED****

REGULAR MEETING AGENDA

THURSDAY, OCTOBER 13, 2016 after 8:30 a.m.

CITY COUNCIL CHAMBER - ROOM 340

200 NORTH 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-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

TO REQUEST A COPY ON COMPACT DISC,

PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255

1. [DIRECTOR'S REPORT](#)

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Draft Downtown Community Plan and Downtown Zoning Code Update
 - 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 22, 2016

3. **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. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. **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 MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD. ALL REQUESTS TO ADDRESS THE COMMISSION ON CONSENT CALENDAR ITEMS MUST BE SUBMITTED PRIOR TO THE COMMISSION CALLING THE CONSENT CALENDAR.

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.

5. **CONSENT CALENDAR** (Item No. 5a)

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.

5a. **CPC-2015-779-GPA-ZC-DB-SPR**

CEQA: ENV-2015-780-MND

Plan Area: West Adams-Baldwin Hills-
Leimert

Council District: 8 – Harris-Dawson

Expiration Date: 10-13-16

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

Public Hearing – Completed on June 29, 2016

Consent Calendar Item

Location: 3831 WEST STOCKER STREET

Proposed Project:

The proposed project includes demolition of a vacant 18,157 square foot two-story medical office building to construct a four-story apartment building with 74 multi-family residential units. The proposed building height is 45 feet, with three stories of residential units, one level of ground floor and one level of subterranean parking providing 120 parking spaces. The project provides 12,000 square feet of open

space, including a recreation deck and community room. The applicant has requested a 35 percent by-right density bonus to allow 74 units, or an increase of 19 units over the base density of 55 units permitted. In exchange for the density bonus, the applicant will set aside seven of the total units for Very Low Income households for a period of 55 years.

The property is located in the West Adams-Baldwin Hills-Leimert Community Plan at the northwest corner of Stocker Street and Don Felipe Drive, adjacent to unincorporated Los Angeles County. The project vehicular access will be from Don Felipe Drive, with no vehicular access from Stocker Street.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration ENV-2015-780-MND and the Mitigation Monitoring Program for the above referenced project.
2. Pursuant to LAMC Section 12.32 of the Municipal Code, a Zone Change from the existing RD2-1 zone to (T)(Q)RD1.5-1 zone.
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.
4. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to change the land use designation within the West Adams-Baldwin Hills-Leimert Community Plan from Low Medium II Residential to Medium Residential.
5. Pursuant to LAMC Section 12.22.A.25(g)(3) a waiver of development standards not on the menu of Density Bonus Incentives, to allow a 56-foot tall building in lieu of a 45-foot tall building in a Very High Fire Hazard Severity Zone.

Applicant: Abraham Shofet, JMBM Holdings
Representative: Armen Ross, The Ross Group

Recommended Actions:

1. Approve and recommend the City Council adopt the Mitigated Negative Declaration ENV-2015-780-MND and Mitigation Monitoring Program for the above referenced project.
2. Approve and recommend the City Council adopt a Zone Change from the existing RD2-1 zone to (T)(Q)RD1.5-1 zone, subject to the Conditions of Approval.
3. Approve the Site Plan Review Findings.
4. Dismiss as not necessary, pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to change the land use designation within the West Adams-Baldwin Hills-Leimert Community Plan from Low Medium II Residential to Medium Residential.
5. Dismiss as not necessary Pursuant to LAMC Section 12.22.A.25(g)(3) a waiver of development standards not on the menu of Density Bonus Incentives, to allow a 56-foot tall building in lieu of a 45-foot tall building in a Very High Fire Hazard Severity Zone.

Staff: Debbie Lawrence (213) 978-1136

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| 6. <u>CPC-2013-3262-ZC-HD-PUB-ZV-ZAA-SPR</u> CEQA: ENV-2013-3263-MND Plan Area: Hollywood | Council District: 13 – O’Farrell Expiration Date: 10-31-16 Appeal Status: Appealable to City Council, ZC appealable by applicant only, if disapproved in whole or in part |
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PUBLIC HEARING – Completed on July 25, 2016

Location: 6000 WEST SANTA MONICA BOULEVARD

Proposed Project:

The proposed project includes the construction of two (2) new mausoleums, a maintenance facility and yard, and a surface parking lot as part of an expansion to the Hollywood Forever Cemetery. The Crescent Mausoleum includes a one-story addition to an existing mausoleum located along the Van Ness Avenue frontage, and will accommodate approximately 832 crypt spaces with a maximum height of 18 feet 9 inches. The Gower Mausoleum includes the construction of a new five-story mausoleum located along an undeveloped portion of the Gower Street frontage, and will accommodate approximately 29,752 crypt spaces with a maximum height of 97 feet 6 inches. The two structures have a combined floor area of approximately 87,688 square feet. The surface parking lot will be developed adjacent to the Crescent Mausoleum, and contains 107 parking spaces. The development is proposed to be phased over a 10-15 year period.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) code Section 12.32 F, a Zone Change and Height District Change from A1-1XL to (T)(Q)A1-2D to permit a maximum height of 97 feet 6 inches.
3. Pursuant to LAMC Section 14.00 B.5, an Alternative Compliance Approval for a Public Benefit Project to permit the expansion of an existing Cemetery Use in the A1 Zone, with the following alternatives from the Performance Standards of Section 14.00 A.1 of the LAMC:
 - a. To allow buildings on the site that are set back between 9 feet 6 inches to 210 feet from adjoining streets, R zoned properties and residential uses.
 - b. To permit a front yard setback of 9 feet 6 inches.
 - c. To permit a variable landscape buffer of 9 to 9 feet 6 inches along the Gower Street frontage.
 - d. To permit 107 parking spaces where 148 parking spaces would otherwise be required by Section 12.21 A.
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a 9-foot 6-inch front yard and 9-foot side yard setbacks in lieu of the otherwise required 25-foot front and side yard setbacks in the A1 zone.
5. Pursuant to LAMC Section 12.27, a Zone Variance to allow 107 parking spaces in lieu of the otherwise required 148 parking spaces for the addition of 87,688 square feet to an existing cemetery use.
6. Pursuant to LAMC Section 16.05, Site Plan Review approval for a development project that results in an increase of 50,000 gross square feet of non-residential floor area.

Applicant: Jon Pecoraro, Hollywood Forever
Representative: Donna Tripp, Craig Lawson & Co., LLC

Recommended Actions:

1. Recommend that the City Council adopt the Mitigated Negative Declaration No. ENV-2013-3263-MND and the Mitigation Monitoring Program (MMP) as adequate environmental clearance for the above-referenced project.
2. Approve and recommend the City Council to approve a Zone Change and Height District Change from A1-1XL to (T)(Q)A1-2D.
3. Approve Alternative Compliance for a Public Benefit Project to permit the expansion of an existing Cemetery Use in the A1 Zone, with the following alternatives from the Performance Standards of Section 14.00 A.1 of the LAMC:
 - a. To allow buildings on the site that are set back between 9 feet 6 inches to 210 feet from adjoining streets, R zoned properties and residential uses, where at least a setback of 300 feet from any adjoining street or any A or R zoned property or residential use is required.
 - b. To permit a front yard setback of 9 feet 6 inches where a front yard of 25 feet is required by the A1 zone.
 - c. To permit a variable landscape buffer of 9 to 9 feet 6 inches along the Gower Street frontage.
 - d. To Dismiss as Not Necessary Alternative Compliance to permit 107 parking spaces.

4. Approve a Zoning Administrator's Adjustment to allow a 9-foot 6-inch front yard and 9-foot side yard setbacks in lieu of the otherwise required 25-foot front and side yard setbacks in the A1 zone.
5. Dismiss as Not Necessary a Zoning Variance to allow 107 parking spaces in lieu of the otherwise required 148 parking spaces for the addition of 87,688 square feet to an existing Cemetery Use.
6. Approve a Site Plan Review to allow the addition of 87,688 square feet of gross non-residential floor area.
7. Adopt the Findings.

Staff: Mindy Nguyen (213) 978-1241

7. [**CPC-2016-1083-GPA-VZC-HD-DB-SPR**](#)
 CEQA: ENV-2015-1192-EIR, SCH#20151010001
 Plan Area: Hollywood
 Council District: 4 – Ryu
 Expiration Date: 10-18-16
 Appeal Status: Appealable to City Council,
 VZC appealable by applicant if disapproved in
 whole or in part

PUBLIC HEARING – Completed on August 7, 2016

Location: 1118-1136 NORTH MCCADDEN PLACE, 1119-1139 NORTH MCCADDEN PLACE, 6719-6733 WEST SANTA MONICA BOULEVARD

Proposed Project:

The development of a mixed-use project that would provide services and affordable housing for underserved populations, including at-risk seniors and young adults in the LGBT community. The Project would also serve as the new headquarters for the LGBT Center. The Village at Ed Gould Plaza (Village), which is operated by the LGBT Center and includes a one/two-story building with approximately 30,708 square feet of floor area, would also become part of the McCadden Project to allow integrated services and expanded programs to be provided to the LGBT community.

The Project includes three buildings. The first building is a six-story, 75-foot senior housing building with 100 affordable housing units for seniors. The second building is a five-story, 60-foot youth housing building with up to 35 affordable housing units for young people, ages 18-24. The third building is a one- to four-story LGBT facility with approximately 69,250 square feet of floor area, including a 7,085-square-foot senior center, a 15,465-square-foot youth center, approximately 17,040 square feet of administrative offices, approximately 5,215 square feet of accessory recreational space, a 4,520-square-foot kitchen/service area, approximately 18,040 square feet of dwelling space with 55 transitional living and emergency guest rooms with a capacity for 100 beds (including 60 transitional living beds and 40 emergency overnight beds), and 1,885 square feet of retail, all of which would primarily serve project residents, employees, clients, and guests. The LGBT facility would range in height from approximately 20 feet to approximately 56 feet. The Project also includes approximately 350 parking spaces that would be provided in a two-level subterranean parking garage.

Overall, the Project includes the removal of approximately 28,600 square feet of existing improvements and the construction of approximately 185,560 square feet of new improvements, resulting in a net increase of 156,960 square feet of new floor area on the Project Site. With inclusion of the existing Village floor area (approximately 30,708 square feet), the Project Site would include approximately 216,268 square feet of floor area following completion of the Project and a corresponding FAR of approximately 1.86:1. The FAR for the new construction would be approximately 2.15:1.

Requested Actions:

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, certification of the Final Environmental Impact Report (EIR), adoption of the proposed Mitigation Monitoring Program and

- required findings for the certification of the EIR, and adoption of a Statement of Overriding Considerations setting forth the reasons and benefits for certifying the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to 'General Commercial'.
 3. Pursuant to the Los Angeles Municipal Code Section 12.32-Q, a Zone Change and Height District Change from [Q]M1 to C2; and a D-Limitation to change the height district for the project site from Height District 1VL to Height District 2D. The proposed "D" limitation would permit a maximum FAR of 3:1.
 4. Pursuant to Section 12.22-A.25, a Density Bonus, with 100% restricted to Very Low Income Households (100 Senior units and 35 Youth housing units). The applicant is requesting Parking Option 2, one On-Menu and two Off-Menu Affordable Housing Incentives as follows:
 - a. Pursuant to Section 12.22.A.25(f)(8), an "On-Menu" incentive to average the floor area ratio, density, parking, and open space.
 - b. Pursuant to LAMC Section 12.22.A.25(g)(3), an Off-Menu incentive to allow a 3 foot southern side yard of the proposed youth housing in lieu of the 8 feet required by LAMC Section 12.11.C.2.
 - c. Pursuant to LAMC Section 12.22.A.25(g)(3), an Off-Menu incentive to allow 40 emergency overnight beds in lieu of the max 30 emergency beds permitted by LAMC Section 12.14.A.44.
 5. Pursuant to Section 16.50, a Site Plan Review for a project resulting in a net increase greater than 50 residential units.

Applicant: City of Los Angeles

Recommended Actions:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in McCadden Project EIR No ENV-2015-1192-EIR, SCH No. 2015101001, certified on September 12, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project. Adopt the following:
 - a. The related and prepared Environmental Findings.
 - b. The Statement of Overriding Considerations.
 - c. The Mitigation Monitoring Program prepared for the EIR (Conditions of Approval Nos. 22, 23, and 24).
2. Recommend that the City Council approve a General Plan Amendment to the Hollywood Community Plan to change the land use designation from 'Limited Manufacturing' to 'General Commercial'.
3. Recommend that the City Council approve a Vesting Zone Change and Height District Change from [Q]M1-1VL-SN to [T][Q]C2-2D-SN for both sites; and a D-Limitation to allow an average 1.86:1 FAR over the entire site.
4. Approve a Density Bonus, with 100% restricted to Very Low Income Households (100 Senior units and 35 Youth housing units) to allow Parking Option 2 and one On-Menu and two Off-Menu Affordable Housing Incentives as follows:
 - a. Pursuant to Section 12.22.A.25(f)(8), an "On-Menu" incentive to average the floor area ratio, density, parking, and open space.
 - b. Pursuant to LAMC Section 12.22.A.25(g)(3), an off-menu incentive to allow a 5 foot reduction on the south side yard of the proposed youth housing building as required by LAMC Section 12.11.C.2, to permit 3 feet in lieu of 8 feet.
 - c. Pursuant to LAMC Section 12.22.A.24(g)(3), an off-menu incentive to allow 40 emergency overnight beds permitted by LAMC Section 12.14.A.44.
5. Approve a Site Plan Review for a project resulting in a net increase greater than 50 residential units.
6. Adopt the Findings.
7. 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.

8. 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 (213) 978-1324

THE FOLLOWING ITEMS WILL BE CONSIDERED AFTER 10:00 a.m.

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| 8. CPC-2009-1557-CPU-M1 CEQA: ENV-2009-1558-EIR, SCH#2008021004 Plan Area: San Pedro | Council District: 15 – Buscaino Expiration Date: N/A Appeal Status: N/A |
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LIMITED PUBLIC HEARING

Location: San Pedro Community Plan Area (CPA). The CPA is located adjacent to the Port of Los Angeles, the Pacific Ocean, and the City of Rancho Palos Verdes. It is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the City of Rancho Palos Verdes.

Proposed Project:

Modifications to the proposed San Pedro Community Plan (Proposed Plan) initially acted upon by the City Planning Commission on March 14, 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 1999. The modifications to the Proposed Plan include: revisions and updates to the policies, and implementation programs of the Policy Document; amendments to the Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) to address street reclassifications; zone and height district changes; changes to the proposed Community Plan Implementation Overlay (CPIO) District Ordinance and boundaries.

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 San Pedro Community Plan (Policy Document), as modified in the attached 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 13.14.C, 12.32, and 12.04 of the Municipal Code and City Charter Section 558, adopt modifications to the proposed San Pedro Community Plan Implementation Overlay (CPIO) District Ordinance, including the creation of a new “Multi-Family” CPIO District Subarea.
3. 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.
4. 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.

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 March 14, 2013, as described in this Staff Recommendation Report.
2. Approve the Staff Recommendation Report as a portion of the Commission report which is comprised as both the March 14, 2013 and October 13, 2016 staff reports in their entirety and reaffirm the Commission's prior March 14, 2016 approval in its entirety.
3. Approve and recommend that the Mayor approve and the City Council adopt the modifications to the San Pedro 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, amending the San Pedro Community Plan as part of the General Plan of the City of Los Angeles.
4. 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.
5. 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) as indicated in the Change Area Map and Matrix and make other technical corrections as necessary.
6. Approve and recommend that the Mayor approve and the City Council adopt the requested amendments to the Citywide General Plan Circulation Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the San Pedro Community Plan as modified on the Street Reclassification Matrix.
7. Approve and recommend that the City Council adopt all modifications to the proposed supplemental development regulations of the San Pedro Community Plan Implementation Overlay (CPIO) District, including the creation of a "Multi-Family" CPIO District Subarea and technical corrections to reflect boundary changes to the CPIO District including expansion of the Central Commercial E Subarea, Coastal Commercial A Subarea, Coastal Commercial B Subarea, and Industrial D Subarea.
8. Find that in accordance with Los Angeles Municipal Code Section 13.14.C.5, the proposed supplemental development regulations of the San Pedro Community Plan Implementation Overlay (CPIO) District, as modified to include the "Multi-Family" CPIO District Subarea and technical corrections to reflect boundary changes to the CPIO District including expansion of the Central Commercial E Subarea, Coastal Commercial A Subarea, Coastal Commercial B Subarea, and Industrial D Subarea, and the incorporation of guidelines, are consistent with, and necessary to implement the goals, policies, programs, and urban design guidelines of the San Pedro Community Plan.
9. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report ENV-2009-1558-EIR (State Clearinghouse No. 2008021004) in its determination approving the modifications to the Proposed Plan and transmit the EIR to the City Council for certification.
10. Approve and Recommend that the City Council adopt the Findings, as modified, and direct staff to prepare additional environmental findings for City Council consideration.
11. 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.
12. Recommend that the City Council find that the approved and recommended modifications do not constitute significant new information under CEQA Guidelines Section 15088.5 and certify and adopt the Environmental Impact Report ENV-2009-1558-EIR (State Clearinghouse No. 2008021004) in its determination approving the Recommended Plan, as modified.

Staff:

Conni Pallini-Tipton (213) 978-1179

9. [CPC-2016-2110-CA](#) Council Districts: All
CEQA: ENV-2016-2111-ND Expiration Date: N/A
Plan Area: All Appeal Status: N/A

PUBLIC HEARING – Completed on August 25, 2016

Location: CITYWIDE

Proposed Project:

An Ordinance amending Sections 12.04, 12.08, 12.21, 12.21.1, 12.23, 12.32 S, and 13.18, and adding Sections 12.21.6 and Section 13.19 to the Los Angeles Municipal Code (LAMC) to establish variations of the R1 Zone and an “RG” Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS, and R1 Zones.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Recommend that the City Council adopt the proposed ordinance.
3. Recommend that the City Council adopt the Findings.
4. Recommend that the City Council adopt the Negative Declaration ENV-2016-2111-ND as the CEQA clearance on the subject.

Staff: Phyllis Nathanson (213) 978-1474

10. [CPC-2016-2112-ZC, CPC-2016-2115-ZC](#) Council District: 5 - Koretz
CEQA: ENV-2016-2111-ND Expiration Date: N/A
Plan Area: Wilshire Appeal Status: N/A

PUBLIC HEARINGS – Completed on August 29, 2016, August 30, 2016, August 31, 2016, September 13, 2016 and September 20, 2016

Location: The area consists of several communities throughout the City identified in the proposed Ordinances by the following neighborhood names: Faircrest Heights, Wilshire Vista, Picfair Village, Crestview, South Hollywood, La Brea Hancock, Larchmont Heights, The Oaks of Los Feliz, Pacific Palisades, Mar Vista/East Venice, Kentwood, Beverlywood, Lower Council District 5, Inner Council District 5 and Fairfax. The first eight communities will be presented to City Planning Commission on October 13, 2016 while the following seven communities will be presented to City Planning Commission on November 10, 2016.

Proposed Project:

As follow-up to Interim Control Ordinance number 183,497 and 184,381, the proposed zone change ordinance will provide more specialized development regulation for single-family dwelling units within the project boundaries identified in the attached proposal utilizing the new “R1- One-Family Variation Zones” proposed for the Los Angeles Municipal Code via a separate Code Amendment, case number CPC-2016-2110-CA. The new zones represent context sensitive zoning meant to preserve the neighborhood character of the individual communities.

Requested Actions:

1. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Faircrest Heights proposed Ordinance Maps from R1-1 to R1R2-RG, R1V2 and R1V2-RG.
2. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Picfair Village proposed Ordinance Maps from R1-1 to R1R2-RG.
3. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Wilshire Vista proposed Ordinance Maps from R1-1 to R1R2-RG.
4. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Crestview proposed Ordinance Maps from R1-1 to R1R2-RG.
5. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the South Hollywood proposed Ordinance Maps from R1-1 to R1R2-RG.
6. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the La Brea Hancock, proposed Ordinance Maps from R1-1 to R1R2-RG.
7. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that Council will adopt, a Zone Change to those parcels lying within the Larchmont Heights proposed Ordinance Maps from R1-1 to R1R2-RG.
8. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code, approve a recommendation that Council will adopt, a Height District Change / Zone Change to those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE 9-1, R1-1D, RE 9-1D, RE11-1D, RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D with a modifications to Lot Coverage and FAR in the Existing Development "D" Limitation.
9. Pursuant to Section 21082.1(c)(3) of the California Resources Code, the adoption of Negative Declaration No. ENV-2016-2111-ND.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and recommend that the City Council adopt the Zone Change Ordinance establishing a Zone Change to those parcels lying within the Faircrest Heights proposed Ordinance Maps from R1-1 to R1R2-RG, R1V2 and R1V2-RG.
2. Approve and recommend that the City Council adopt the Zone Change Ordinance establishing a Zone Change to those parcels lying within the Picfair Village proposed Ordinance Maps from R1-1 to R1R2-RG.
3. Approve and recommend that the City Council adopt the Zone Change Ordinance establishing a Zone Change to those parcels lying within the Wilshire Vista proposed Ordinance Maps from R1-1 to R1R2-RG.
4. Approve and recommend that the City Council adopt the Zone Change Ordinance establishing a Zone Change to those parcels lying within the Crestview proposed Ordinance Maps from R1-1 to R1R2-RG.
5. Approve and recommend that the City Council adopt the Zone Change Ordinance establishing a Zone Change to those parcels lying within the South Hollywood proposed Ordinance Maps from R1-1 to R1R2-RG.
6. Approve and recommend that the City Council adopt the Zone Change Ordinance establishing a Zone Change to those parcels lying within the La Brea Hancock, proposed Ordinance Maps from R1-1 to R1R2-RG.
7. Approve and recommend that the City Council adopt the Zone Change Ordinance a Zone Change to those parcels lying within the Larchmont Heights proposed Ordinance Maps from R1-1 to R1R2-RG.

8. Approve and recommend that the City Council adopt the Zone Change Ordinance establishing a Height District Change to those parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE 9-1, R1-1D, RE 9-1D, RE11-1D, RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D, with a modifications to Lot Coverage and FAR in the Existing Development "D" Limitation.
9. Approve and recommend that the City Council adopt Negative Declaration No. ENV-2016-2111-ND.
10. Adopt the Findings.

Staff: Christine Saponara (213) 978-1363

THE FOLLOWING ITEMS WILL BE CONSIDERED AFTER 12:00 p.m.

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| 11. | <u>CPC-2016-961-HPOZ</u> CEQA: ENV-2016-962-CE Plan Area: Wilshire | Council Districts: 4 – Ryu, 10 – Wesson Expiration Date: N/A Appeal Status: N/A |
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PUBLIC HEARING – Completed on August 20, 2016

Location: Properties generally bounded by Wilshire Boulevard to the north, San Vicente Boulevard to the south, La Brea Avenue to the east, and Fairfax Avenue to the west

Proposed Project:
 Pursuant to LAMC Section 12.20.3.F, establishment of the Miracle Mile Historic Preservation Overlay Zone (HPOZ), and adoption of the Miracle Mile HPOZ Preservation Plan.

Recommended Actions:

1. Recommend that the City Council approve the establishment of the proposed Miracle Mile Historic Preservation Overlay Zone (HPOZ).
2. Find that the proposed Miracle Mile HPOZ ordinance boundaries are appropriate.
3. Adopt the Miracle Mile HPOZ Preservation Plan.
4. Adopt the Findings.
5. Find that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the Miracle Mile HPOZ and Preservation Plan.

Applicant: City of Los Angeles

Staff: Renata Dragland (213) 978-1797

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| 12. | <u>CPC-2016-3161-CA</u> CEQA: ENV-2016-3162-CE Plan Areas: All | Council Districts: All Expiration Date: N/A Appeal Status: N/A |
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Public Hearing – Completed on September 15, 2016

Location: CITYWIDE

Proposed Project:

An Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to add a definition for Urban Agriculture Incentive Zone and establish an Urban Agriculture Incentive Zone program.

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Recommend that the City Council adopt the proposed ordinance and map.
3. Recommend that the City Council adopt the Findings.
4. Recommend that the City Council adopt the Categorical Exemption ENV-2016-3162-CE as the CEQA clearance on the subject.

Applicant: City of Los Angeles

Staff: Erick Lopez (213) 978-1323

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

Thursday, October 27, 2016

**VAN NUYS CITY HALL
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401**

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