

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, DECEMBER 15, 2016 after 8:30 a.m.  
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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 Williams, Commission Executive Assistant II  
(213) 978-1300

**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 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at [http://planning.lacity.org/Forms\\_Procedures/CPCPolicy.pdf](http://planning.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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [CPC@lacity.org](mailto: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 on-line at <http://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

***Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

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. Pending Litigation
- B. Legal actions and rulings update – City Attorney
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting

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. 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.

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 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.**

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-2016-1715-GPA-ZC-CU**

CEQA: ENV-2016-2044-CE

Plan Area: Silver Lake-Echo Park Elysian Valley

Council District: 13-0'Farrell

Last Day to Act: 02-18-17

**PUBLIC HEARING:** Completed September 7, 2016

**PROJECT SITE:** 1201-1205 North Alvarado Street;  
2109-2115 Elsinore Street

**PROPOSED PROJECT:**

The continued use, future changes of use and operation of an existing commercial building that is currently non-conforming as to use in an R Zone and expansion of an existing surface parking lot in the RD2-1VL Zone.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines 15300 *et seq.* Article 111, Section 1, Class 5, Category 13 (Zone changes and variances that merely conform zoning to an existing use where the existing use was legally commenced), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Silver Lake- Echo Park-Elysian Valley Community Plan from Low Medium II Residential Land Use to the Community Commercial Land Use at 1201-1205 North Alvarado Street.
3. Pursuant to Los Angeles Municipal Code Section 12.32, a Zone Change from RD2-1VL to C2-1VL at 1201-1205 North Alvarado Street.
4. Pursuant to Los Angeles Municipal Code Section 12.24 W 37, a Conditional Use to allow the expansion of a deemed-to-be-approved Conditional Use surface parking lot in the RD2-1VL Zone at 2109-2115 West Elsinore Street.

**Applicant:** Fred Afari, Echo Park Capital Venture, LLC

**Representative:** Dana Sayles, THREE6IXTY

**Staff:** Greg Shoop, City Planner  
(213) 978-1243  
[greg.shoop@lacity.org](mailto:greg.shoop@lacity.org)

6. [CPC-2016-4345-CA](#)  
CEQA: ENV-2016-4346-CE  
Plan Area: Citywide

Council District: Citywide  
Last Day to Act: NA

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** Citywide

**PROPOSED ORDINANCE:**

An ordinance amending Sections 12.03 and 12.22, and repealing portions of Section 12.24, of Chapter 1 of the Los Angeles Municipal Code (LAMC) for the purpose of regulating Accessory Dwelling Units and complying with State law.

**REQUESTED ACTION:**

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant Public Resources Code 21080.17 and CEQA Guidelines Sections 15378(a), 15061(b)(3), 15301, 15302, and 15303, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Recommend that the City Council adopt the proposed Code Amendment Ordinance.

**Applicant:** City of Los Angeles

**Staff:** Matthew Glesne  
(213) 978-2666  
[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)

7. [CPC-2016-4085-CA](#)  
CEQA: ENV-2016-4086-ND  
Plan Area: Citywide

Council District: Citywide  
Last Day to Act: NA

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** The area consists of the Bel Air – Beverly Crest community within Council District 5 as shown in the proposed Ordinance Map (Exhibit B).

**PROPOSED ORDINANCE:**

As follow-up to Interim Control Ordinance number 183,497, the proposed code amendment provides tailored and context-sensitive regulations for single family dwelling units within the Bel Air – Beverly Crest Community. The Code amendment will provide more specialized regulation for single-family dwelling units by proposing a new “Hillside Construction Regulation” Supplemental Use District proposed for the Los Angeles Municipal Code. The new “Hillside Construction Regulation” Supplemental Use District represents context sensitive zoning meant to establish hauling operation standards, construction activity standards, grading limits, and discretionary review process for large-scale single-family dwelling units with an area of 20,000 square feet or greater

**REQUESTED ACTIONS:**

1. Consider adoption of Negative Declaration No. ENV-2016-4086-ND for the project pursuant to CEQA Guidelines Section 15074(b).
2. Recommend that the City Council adopt the proposed Code Amendment Ordinance.

**Applicant:** City of Los Angeles

**Staff:** Christine Saponara, City Planner  
(213) 978-1363  
[christine.saponara@lacity.org](mailto:christine.saponara@lacity.org)

8. **CPC-2016-4087-ZC**  
CEQA: ENV-2016-4086-ND  
Plan Area: Bel Air- Beverly Crest

Council District: 5 – Paul Koretz  
Last Day to Act: NA

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** The area consists of the Bel Air – Beverly Crest community within Council District 5 as shown in the proposed Ordinance Map (Exhibit B).

**PROPOSED ORDINANCE:**

As follow-up to Interim Control Ordinance number 183,497, the proposed zone change ordinance provides tailored and context-sensitive regulations for single family dwelling units within the Bel Air – Beverly Crest Community. The Zone Change applies the new Supplemental Use District, Hillside Construction Regulation, for the community identified as “Bel Air –Beverly Crest” within the proposed zone change ordinance.

**REQUESTED ACTIONS:**

1. Consider adoption of Negative Declaration No. ENV-2016-4086-ND for the project pursuant to CEQA Guidelines Section 15074(b).
2. Pursuant to Section 12.32(F) of the Los Angeles Municipal Code approve a recommendation that the City Council will adopt, a Zone Change to those parcels lying within the project boundaries identified in the proposed Ordinance Map from A1-1, A1-1-H, A1-1-H-RPD, A1-1XL, [T][Q]C1-1XL, [Q]C2-1VLD, OS-1-H, OS-1XL, OS-1XL-H, [Q]OS-1XL, PF-1XL, [Q]PF-1XL, R1-1, [Q]RD1.5-1VL, RD2-1VL, [Q]RD2-1VL, [T]RD2-1VL-H, [Q]R3-1VL, [Q]R4-1-H, [T][Q]R4-1-H, (Q)RD6-1-H, RE9-1, RE9-1-H-RPD, RE15-1, RE15-1-H, RE15-1-H-RPD, RE15-1VLD-RPD, RE20-1, RE20-1-H, RE40-1, RE40-1-H, and RE40-1-H-RPD to A1-1-HCR, A1-1-HHCR, A1-1-H-RPD-HCR, A1-1XL-HCR, [T][Q]C1-1XL-HCR, [Q]C2-1VLD-HCR, OS-1-H-HCR, OS-1XL-HCR, OS-1XL-H-HCR, [Q]OS-1XL-HCR, PF-1XL-HCR, [Q]PF-1XL-HCR, R1-1-HCR, [Q]RD1.5-1VL-HCR, RD2-1VL-HCR, [Q]RD2-1VL-HCR, [T]RD2-1VL-H-HCR, [Q]R3-1VL-HCR, [Q]R4-1-H-HCR, [T][Q]R4-1-H-HCR, (Q)RD6-1-H-HCR, RE9-1-HCR, RE9-1-H-RPD-HCR, RE15-1-HCR, RE15-1-H-HCR, RE15-1-H-RPD-HCR, RE15-1VLD-RPD-HCR, RE20-1-HCR, RE20-1-H-HCR, RE40-1-HCR, RE40-1-H-HCR, and RE40-1-H-RPD-HCR.

**Applicant:** City of Los Angeles

**Staff:** Christine Saponara, City Planner  
(213) 978-1363  
[christine.saponara@lacity.org](mailto:christine.saponara@lacity.org)

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

**January 12, 2017  
Los Angeles City Hall  
Public Board Works Room 350  
200 N. Spring Street  
Los Angeles, CA 90012**

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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).