

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA***
THURSDAY, JANUARY 12, 2017 after 8:30 a.m.
CITY PLANNING COMMISSION
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 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. Berton, 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. 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.

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 <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
 - a. Community Plan Program
 - b. Update on Bike Plan
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation
- B. Legal actions and rulings update
- C. Other items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting –November 10, 2016 and November 17, 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. 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, 5b)

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-2016-3367-CU**

CEQA: ENV-2016-3368-ND
Plan Area: West Los Angeles

Council District: 5 - Koretz
Last Day to Act: 02-23-17

PUBLIC HEARING – Completed December 7, 2016

PROJECT SITE: 1981 South Cotner Avenue

PROPOSED PROJECT:

The use of a remnant parcel of land that was formerly used during the expansion of the 405-Freeway for the purposes of an official police garage (OPG) for LAPD use. The project consists of paved area with the capacity to store 170 vehicles and three temporary structures that will house a 1,440 square-foot office space; a 160 square-foot auto storage area, and a 320 square-foot auto storage area. The project will provide seven customer parking spaces.

REQUESTED ACTIONS

1. Consider adoption of Negative Declaration No. ENV-2016-3368-ND, for the project pursuant to CEQA Guidelines Section 15074(b).
2. A Conditional Use to allow the operation of a tow yard adjacent to a more restrictive zone, pursuant to 12.24-U.21 of the Los Angeles Municipal Code.

Applicant: Edward Arensdorf, Quicksilver, Towing
Representative: Dana Sayles, ThreeSixty

Staff: Heather Bleemers, City Planner
(213) 978-0092
heather.bleemers@lacity.org

5b. **CPC-2016-1958-CU**

CEQA: MND-WO-E1907694
Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 10- Wesson
Last Day to Act: 01-12-17

PUBLIC HEARING - Completed September 7, 2016

PROJECT SITE: 5001 West Rodeo Road

PROPOSED PROJECT:

The demolition and replacement of an existing gymnasium, pool, office structures, and restrooms; and the rehabilitation of existing parking lots, maintenance yard, park infrastructure, landscaping, and athletic fields at the Rancho Cienega Sports Complex. The complex is located on 30 acres of land and has served the community for 70 years at this location. The applicant proposes to renovate and upgrade the existing structures, sports fields, pool, courts, and office and ancillary buildings. The remodeled complex will include additional seating and the new gymnasium will have a maximum height of 40 feet.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environment analysis in Case No. MND-WO-E1907694, adopted by the Recreation and Parks Commission;
2. Pursuant to 12.24-U.2 of the Los Angeles Municipal Code relief from LAMC Section 12.04.05-B, 1(a)(i) to allow a gymnasium with more than 200 seats, in the OS Zone; and
3. Pursuant to Section 12.24-F of the Los Angeles Municipal Code relief from Section 12.21.1, to allow a gymnasium with a height of 40-feet in lieu of the otherwise allowable 30 feet.

Applicant: City of Los Angeles, Bureau of Engineering, Architectural Division
Representative: Ohaji Abdallah, BOE

Staff: Heather Bleemers, City Planner
(213) 978-0092
heather.bleemers@lacity.org

6. **CPC-2014-2947-TDR-ZC-ZV-CDO-SPR**

CEQA: ENV-2014-2948-MND
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 01-20-17

PUBLIC HEARING – Completed February 25, 2016

PROJECT SITE: 951-959 South Broadway;
215 West Olympic Boulevard

PROPOSED PROJECT:

The demolition of an existing surface parking lot, and the construction of a 15-story, 164-foot, 6-inch tall mixed-use development. The Project will contain 163 residential condominiums and approximately 6,406 square feet of ground floor commercial space. A total of 202 vehicle parking spaces and 186 bicycle parking spaces would be provided at the ground level and in four subterranean levels. The proposed Project would consist of a total of 189,960 square feet of floor area. The Project would export approximately 31,055 cubic yards of dirt.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, find that the Mitigated Negative Declaration (Case No. ENV-2014-2948-MND) previously adopted on October 13, 2016 (under Case No. VTT-72342-CN), and associated Mitigation Monitoring Program adequately serves as the environmental clearance;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.5.6, approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 65,982 square-feet to the project site (Receiver Site) permitting a maximum FAR of 9.2:1 and 189,960 square-feet of floor area in lieu of a 6:1 FAR which permits 123,978 square-feet of floor area.
3. Pursuant to LAMC Section 12.32, a Zone Change to amend Ordinance No. 180,871 as follows:
 - a. Modify [Q] Condition Number 6.c. to allow limited rooftop projections of up to 8-feet for a pool and transparent guard wall above the 150-foot height maximum and within the 30-foot setback required for all portions of buildings above 150-feet; and
 - b. Modify [Q] Condition Number 7 to allow penthouse units to project 9-feet 6-inches above the 150-foot maximum without meeting the minimum lot coverage of 30 percent required for portions of buildings over 150-feet.

4. Pursuant to LAMC Section 12.27, a Zone Variance from LAMC Section 12.21 A.16(e)(2)(iii) to deviate from the siting requirements for long-term bicycle parking to locate 131 of the 163 long-term bicycle spaces on the subterranean parking levels in lieu of the ground floor;
5. Pursuant to LAMC Section 13.08, a Design Overlay Plan Approval within the Broadway Theater and Entertainment District Community Design Overlay (Broadway CDO); and
6. Pursuant to LAMC Section 16.05 a Site Plan Review for a project which results in 50 or more residential units.

Applicant: Joe Bednar, Agoura Oaks, LLC
Representative: Kate Bartolo, Kate Bartolo & Associates

Staff: Jennifer Caira, City Planner
(213) 978-1165
jennifer.caira@lacity.org

7. **CPC-2016-1735-DB**
CEQA: ENV-2016-1736-CE
Plan Area: Wilshire

Council District: 5 - Koretz
Last Day to Act: 01-27-17

PUBLIC HEARING – Completed December 7, 2016

PROJECT SITE: 8862, 8862 ½, 8864, 8864 ½, 8866, 8870, 8876 W. Pico Boulevard, legally described as Lots: 11, 12 and 13; Block: None; and Tract: TR 6800; as specifically shown in the application (see attached map).

PROPOSED PROJECT:

The demolition of an existing surface parking lot and the construction of an affordable housing project and public parking garage that is six stories, 68 feet in height with 48 residential units of which 47 units will be set aside as Restricted Affordable Units for Senior Citizens with Very Low and Low Incomes. The Project provides a total of 68 parking spaces (21 residential parking spaces and 47 public parking spaces) and a potential for an additional 26 public parking spaces pending City funding, on an approximately 0.33 net acre site (14,404 net square feet). There are a total of 53 bicycle parking spaces and 4,825 square feet of common open space.

REQUESTED ACTIONS:

1. Pursuant to Section 15332 of the California CEQA Guidelines, and Article 19, Class 32 of the State CEQA Guidelines, determine that Categorical Exemption ENV-2016-1736-CE is adequate for the above referenced project.
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), allow 47 units, or 98 percent of the dwelling units to be set aside as Restricted Affordable Units for Senior Citizens and Senior Veterans, and allow one (1) On-Menu Incentive to permit a 2.80:1 FAR for affordable housing developments within 1,500 feet of a Major Transit Stop in lieu of a 1.5:1 FAR.
3. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code, allow five (5) Off-Menu Incentives, for a project totaling 48 dwelling units, reserving 47 for Very Low and Low-Income household occupancy for a period of 55 years, as follows:
 - a. Waiver of Development Standards to LAMC Section 12.11 C.3 to permit an eight-foot reduction of the rear yard allowing 10-feet in lieu of 18-feet;

- b. Waiver of Development Standards to LAMC Section 12.11 C.2 to permit a nine-foot reduction of the east side yard for levels 1 to 3, allowing 0-feet in lieu of nine-feet;
- c. Waiver of Development Standards to LAMC Section 12.11 C.2 to permit a nine-foot reduction of the west side yard allowing 0-feet in lieu of nine-feet;
- d. Waiver of Development Standards to LAMC Section 12.21.1 A.1 to permit a 23-foot increase in building height allowing 68-feet in lieu of 45-feet; and
- e. Waiver of Development Standards to LAMC Section 12.21.1 A.1 to permit three additional stories in the 1-VL Zone allowing six (6) stories in lieu of three (3) stories.

Applicant: Mercy Housing California 73, LP;
City of Los Angeles, Department of Transportation

Staff: Kinikia Gardner, City Planner
(213) 978-1445
kinikia.gardner@lacity.org

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

Thursday, January 26, 2017

**Van Nuys City Hall
City Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401**

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