

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

**LOS ANGELES CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 24, 2015, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND 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
Dana Perlman, Commissioner
Marta Segura, MPH, Commissioner

Michael J. LoGrande, Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

CORRECTED AGENDA**
James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 4, 5 and 6.

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): Brief presentation on the Los Angeles City Planning Department's response to a variety of City Council's Housing motions. Update on budget request for a Housing unit.
- B. Legal actions and rulings update: Brief presentation by the City Attorney's office on their July 15, 2015 report regarding the potential implications of CA Building Industry Association vs. City of San Jose, 61 Cal.4th 435 (2015).
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – August 27, 2015

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. [DIR-2014-3028-DB-1A](#)
CEQA: ENV-2014-3029-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: 9-24-15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1450 S. POINT VIEW STREET

Proposed Project:

Density Bonus Compliance for a project reserving at least nine (9) percent, or two (2) dwelling units, of the 22 total “base” dwelling units permitted on the site for Very Low Income tenants/owners for a period of 55 years, for a project that proposes the construction of 29 total dwelling units, with the following requested incentive:

Height. An increase in allowable maximum height from 35 feet to 45.5 feet.

Applicant: Livsoraya, LLC
Appellant: David Louis Swartz

Requested Actions:

An appeal of the Director of Planning’s Approval of one on-menu Density Bonus Affordable Housing Incentive pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of Mitigated Negative Declaration No. **ENV-2014-3029-MND**.

Recommended Actions:

1. Deny the Appeal of the approval of one on-menu Density Bonus Affordable Housing Incentive.
2. Sustain the Determination of the Director of Planning approving one on-menu Density Bonus Affordable Housing Incentive to allow the construction of 29 residential dwelling units with the following corrections: 30 percent increase (seven units) over the 22 dwelling units permitted by right on the site for a total of 29 units, and a maximum allowable height of 45.5 feet.
3. Adopt Mitigated Negative Declaration No. **ENV-2014-3029-MND**, and corresponding Mitigation Monitoring Program (MMP), as the project’s environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1 of the California Public Resources Code.
4. Adopt the Findings.

Staff: **Gabriela Juarez****, (213) 978-1199

5. [DIR-2014-4728-DB-1A](#)
CEQA: ENV-2014-4729-MND
Plan Area: Wilshire

Council District: 5 – Koretz
Expiration Date: 9-24-15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1021 – 1025 S. SHENANDOAH STREET

Proposed Project:

Density Bonus Compliance for a project reserving at least eleven (11) percent, that is, two dwelling units, of the 17 total “base” dwelling units permitted on the site for Very Low Income tenants/owners for a period of 55 years, for a project that proposes the construction of 23 total dwelling units, with the following requested incentives:

- a. Floor Area Ratio Increase. A 35 percent increase in Floor Area Ratio (FAR) from 3:1 to 4.05:1.
- b. Height. An increase in allowable maximum height from 45 feet to 56 feet.

Applicant: Marvin Markowitz, Maramar Fonte, LLC
Appellant: Jay Kleinberg

Requested Actions:

An appeal of the Director of Planning’s Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of Mitigated Negative Declaration No. **ENV-2014-4729-MND**.

Recommended Actions:

1. Deny the Appeal of the Approval of two on-menu Density Bonus Affordable Housing Incentives.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 23 residential dwelling units.
3. Adopt Mitigated Negative Declaration No. **ENV-2014-4729-MND**, and corresponding Mitigation Monitoring Program (MMP), as the project’s environmental clearance pursuant to the California Environmental Quality Act and Section 21082.1 of the California Public Resources Code.
4. Adopt the Findings.

Staff: **Gabriela Juarez****, (213) 978-1199

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|----|---|------------------------|
| 6. | CPC-2015-3059-CA | Council Districts: All |
| | CEQA: ENV-2009-9-CE | Expiration Date: N/A |
| | Plan Areas: All | Appeal Status: N/A |

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

Discussion and action on proposed changes to the citywide sign regulations, including changes set forth in Version B and Version A, and any additional modifications to such drafts and reactivation of delegation of authority to the Director to act on behalf of the City Planning Commission on the related Council File numbers.

Applicant: City of Los Angeles

Recommended Actions:

1. Determine whether to approve or disapprove Version B of the sign ordinance.
2. Determine whether any provisions of Version B should be modified or added.
3. Direct staff to draft a supplemental ordinance incorporating the four items (Version A) added by the Planning and Land Use Management Committee on June 30, 2015 that were not previously vetted by the City Planning Commission.
4. Provide direction to staff regarding whether to allow digital or non-digital off-site signs outside of sign districts.
5. Redelegate the authority to the Director to act on behalf of the City Planning Commission on the related Council File numbers.
6. Approve Categorical Exemption No. ENV-2009-9-CE.

Staff: Thomas Rothmann, (213) 978-1891

The next scheduled regular meeting of the City Planning Commission
will be held **on Thursday, October 8, 2015** at:

**City Hall
200 N. SPRING STREET ROOM 350
PUBLIC WORKS BOARD ROOM, 3RD FLOOR
LOS ANGELES, CA 90012**

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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.