

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
****REVISED REGULAR MEETING AGENDA****
THURSDAY, JUNE 22, 2017 after 8:30 a.m.
CRENSHAW CHRISTIAN CENTER
YOUTH ACTIVITY CENTER
7901 SOUTH VERMONT AVENUE,
LOS ANGELES, CALIFORNIA 90044

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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

- Update on the San Pedro Community Plan

B. Legal actions and issues update

C. Other Items of Interest

2. [COMMISSION BUSINESS](#)

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – May 25, 2017

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 - (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-2016-1603-ZC-HD](#)
CEQA: ENV-2016-1604-MND
Plan Area: Wilshire

Council District: 10 – Wesson, Jr.
Last Day to Act: 07-03-17

PUBLIC HEARING – Completed April 19, 2017

PROJECT SITE: 3063 West Pico Boulevard;
3057-3067 ½ West Pico Boulevard;
3062 West 12th Place

PROPOSED PROJECT:

The proposed project involves the demolition of all existing structures and the construction, use, and maintenance of a mixed-use building containing 51 residential condominium units and approximately 3,350 square feet of commercial space. Along Pico Boulevard, the proposed structure will reach a maximum height of six stories and 78 feet, and includes a mezzanine level and two levels of subterranean parking. Along 12th Place, the proposed structure will reach a maximum height of four stories and 45 feet and includes one level of subterranean parking. A total of 115 parking spaces will be provided for the proposed development.

REQUESTED ACTIONS

- 1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-1604-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Pursuant to Section 12.32-F of the Los Angeles Municipal Code (LAMC) and Charter Section 558, a Zone Change from C2-1 (Commercial Zone with a maximum 1.5:1 Floor Area Ratio (FAR)) to RAS4-1 (Multi-Family Residential Zone with a maximum 3:1 FAR) for the portion of the subject property located at 3057-3067 ½ West Pico Boulevard; and
3. Pursuant to LAMC Section 12.32-F and Charter Section 558, a Height District Change from R4-1VL to R4-2D for the portion of the subject property located at 3062 West 12th Place.

Applicant: Boaz Miodovsky, Decolage Ventures LLC
Representative: Heather Lee, Heather Lee Consulting

Staff: Courtney Shum, City Planning Associate
(213) 978-1916
courtney.shum@lacity.org

6. [CPC-2008-1552-CPU](#) Council Districts: 1 - Cedillo; 8 – Harris-Dawson
CEQA: ENV-2008-1781-EIR 9 - Price; 10 – Wesson Jr.
Plan Area: South Los Angeles 15 – Buscaino

LIMITED PUBLIC HEARING

PROJECT SITE:

South Los Angeles Community Plan Area (CPA). The South LA CPA is generally bounded by Venice and Pico Boulevards to the north; Arlington and Van Ness Avenues to the west; unincorporated Los Angeles County to the south; and the Southeast LA CPA to the east. The boundary between the South LA and Southeast LA CPAs is Figueroa Street and Broadway.

PROPOSED PROJECT:

The project includes amending the policy documents and the land use maps of the South Los Angeles Community Plan (Proposed Plan). The project will also adopt several zoning ordinances to implement the updates to the community plan, including changes for certain portions of the Community Plan Area to allow specific uses, development standards (including height, Floor Area Ratio, and massing) and design standards. These zoning ordinances will take a number of different forms, including amendments to the Zoning Map for zone and height district changes under LAMC Section 12.32 and the adoption of a Community Plan Implementation Overlay (CPIO) District under LAMC Section 13.14. Also, to ensure consistency between the updated community plan and the other City plans and ordinances, the project will include amendments to the Framework and Circulation Elements of the General Plan, and others as necessary.

REQUESTED ACTIONS:

1. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report ENV-2008-1781-EIR (State Clearinghouse No. 2008101098) in its determination approving the Proposed Plan and transmit the EIR to the City Council for certification;
2. Approve and Recommend that the City Council adopt the Findings, and direct staff to prepare additional environmental findings for City Council consideration;

3. 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;
4. 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-2008-1781-EIR (State Clearinghouse No. 2008101098) in its determination approving the Recommended Plan, as modified;
5. Pursuant to procedures set forth in Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and City Charter Sections 555 and 558, amend the South Los Angeles Community Plan as part of the General Plan of the City of Los Angeles, as modified in the South Los Angeles Community Plan Resolution, the policy documents of the Community Plan, the Land Use and Zoning Change Matrix and Map, the General Plan Land Use Map inclusive of changes in Community Plan area boundaries, Symbols, Footnotes, Corresponding Zone and Land Use Nomenclature;
6. Pursuant to LAMC Sections 13.14.C, 12.32, and 12.04 and City Charter Section 558, adopt the South Los Angeles CPIO District;
7. Pursuant to LAMC Section 12.32, adopt rezoning actions to effect changes of zone as identified on the Land Use Change Map, Land Use Change Matrix, and proposed Zoning Map;
8. Pursuant to procedures set forth in LAMC Section 11.5.6 and City Charter Sections 555 and 558, amend the Circulation Map of the Circulation Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the South Los Angeles CPA as shown on the Street Reclassification Matrix; and
9. Pursuant to procedures set forth in LAMC Section 11.5.6 and City Charter Sections 555 and 558, amend the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the proposed Long Range Land Use Diagram Framework Map.

Staff: Reuben Caldwell, City Planner
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reuben.caldwell@lacity.org

7. [CPC-2008-1553-CPU](#) Council Districts: 8 – Harris-Dawson; 9 - Price
 CEQA: ENV-2008-1780-EIR 14 – Huizar; 15 - Buscaino
 Plan Area: Southeast Los Angeles

LIMITED PUBLIC HEARING

PROJECT SITE:

Southeast Los Angeles Community Plan Area CPA. The Southeast LA CPA is generally bounded by the Santa Monica Freeway to the north; the City of Vernon, unincorporated Los Angeles County, and the City of Southgate to the east; unincorporated Los Angeles County to the south; and the South Los Angeles CPA to the west. The boundary between the South LA and Southeast LA CPAs is Figueroa Street and Broadway.

PROPOSED PROJECT:

The project includes amending the policy documents and the land use maps of the Southeast Los Angeles Community Plan (Proposed Plan – Alternative 3 in the Draft EIR). The project will also adopt several zoning ordinances to implement the updates to the community plan, including

changes for certain portions of the Community Plan Area to allow specific uses, development standards (including height, Floor Area Ratio, and massing) and design standards. These zoning ordinances will take a number of different forms, including amendments to the Zoning Map for zone and height district changes under LAMC Section 12.32 and the adoption of a Community Plan Implementation Overlay (CPIO) District under LAMC Section 13.14. Also, to ensure consistency between the updated community plan and the other City plans and ordinances, the project will include amendments to the Framework and Circulation Elements of the General Plan, and others as necessary.

REQUESTED ACTIONS:

1. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report ENV-2008-1780-EIR (State Clearinghouse No. 2008101097) in its determination approving the Proposed Plan and transmit the EIR to the City Council for certification;
2. Approve and Recommend that the City Council adopt the Findings, and direct staff to prepare additional environmental findings for City Council consideration;
3. 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;
4. 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-2008-1780-EIR (State Clearinghouse No. 2008101097) in its determination approving the Recommended Plan, as modified;
5. Pursuant to procedures set forth in Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and City Charter Sections 555 and 558, amend the Southeast Los Angeles Community Plan as part of the General Plan of the City of Los Angeles, as modified in the Southeast Los Angeles Community Plan Resolution, the policy documents of the Community Plan, the Land Use and Zoning Change Matrix and Map, the General Plan Land Use Map inclusive of changes in Community Plan area boundaries, Symbols, Footnotes, Corresponding Zone and Land Use Nomenclature;
6. Pursuant to LAMC Sections 13.14.C, 12.32, and 12.04 and City Charter Section 558, adopt the Southeast Los Angeles CPIO District;
7. Pursuant to LAMC Section 12.32, adopt rezoning actions to effect changes of zone as identified on the Land Use Change Map, Land Use Change Matrix, and proposed Zoning Map;
8. Pursuant to procedures set forth in LAMC Section 11.5.6 and City Charter Sections 555 and 558, amend the Circulation Map of the Circulation Element (Mobility Plan 2035) of the General Plan to reclassify selected streets within the Southeast Los Angeles CPA as shown on the Street Reclassification Matrix; and
9. Pursuant to procedures set forth in LAMC Section 11.5.6 and City Charter Sections 555 and 558, amend the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the proposed Long Range Land Use Diagram Framework Map.

Staff: Marie Cobian, City Planning Associate
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marie.cobian@lacity.org

8. [DIR-2017-298-DB-SPR-SPP-1A](#)
CEQA: ENV-2017-299-ND
Plan Area: West Adams – Baldwin Hills - Leimert

Council District: 8 – Harris-Dawson
Last Day to Act: 07-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5414 – 5420 South Crenshaw Boulevard

PROPOSED PROJECT:

The construction of a five-story, 56-foot tall residential Affordable Senior Housing building that contains approximately 50,777 square feet of residential floor area and 2,000 square feet of commercial floor area, with 70 dwelling units, and 41 parking spaces located at-grade in the C2-2D-SP Zone in the Crenshaw Corridor Specific Plan. The project will reserve 12 units for Low Income Senior household occupancy for a period of 55 years, in exchange for the following requested two On-Menu Incentives: an allowance for a 3:1 Floor Area Ratio in lieu of the normally required 2:1 Floor Area Ratio and a 20% reduction of the southern yard setback to 6 feet and 5 inches in lieu of the required 8 feet.

APPEAL:

Appeal of the entire decision of the Director of Planning of Density Bonus Compliance Review pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, Site Plan Review pursuant to LAMC Section 16.05, and Project Permit Compliance Review pursuant to LAMC Section 11.5.7, and appeal of the Negative Declaration ENV-2017-299-ND, pursuant to CEQA Guidelines Section 15074(b) as the environmental clearance for the project.

Applicant: West Los Angeles Community Development Corp.
Representative: Nicole Smith, Horizon Development + Entitlement

Appellants: Larry Isom, Black Diamond Enterprises Health and Fitness; Kar Lee Young, Crenshaw Yoga and Dance Studio

Staff: Iris Wan, City Planning Associate
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iris.wan@lacity.org

9. [DIR-2016-2255-DB-1A](#)
CEQA: ENV-2016-2256-CE
Plan Area: Harbor - Gateway

Council District: 15 - Buscaino
Last Day to Act: 06-22-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 16101 South Figueroa Street

PROPOSED PROJECT:

The construction of a four-story, approximately 35,388 square-foot multi-family residential building, measuring 45 feet in height, with a total of 36 dwelling units and 76 automobile parking spaces on two levels of subterranean parking. The project will reserve 3 units for Very Low Income household occupancy for a period of 55 years, in exchange for the following requested two On-Menu Incentives: an allowance for a 1.82:1 Floor Area Ratio in lieu of the normally required 1.5:1 Floor Area Ratio and a 20% reduction of the rear yard setback to 12 feet and 9.5 inches in lieu of the required 16 feet.

APPEAL:

Appeal of the following Conditions of Approval from the Planning Director's determination of a Density Bonus approval:

- "7. **Floor Area Ratio (FAR).** *The project shall be limited to a maximum floor area ratio of 1.82:1.*
9. **Rear yard.** *The project shall provide no less than a 12-foot and 9.5 inch setback for the rear yard."*

The City Planning Commission shall consider an Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section Article 19 and Section 15332 (Class 32 – Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Applicant: Elliot Lewis, LOGS Apartments, LP
Representative: Kate Bartolo, Kate Bartolo & Associates

Appellant: Capstan Holdings; Representative: Christian Paullin

Staff: Alissa Gordon, City Planning Associate
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The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, July 13, 2017
Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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