

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 12, 2015 after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. 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
Dana Perlman, Commissioner
Marta Segura, MPH, Commissioner

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

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos..

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)
- 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 24, 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. **CPC-2015-74-GPA-SP-CUB-SPP-SPR**
CEQA: ENV-2008-1421-EIR, SCH#2010121011
Plan Area: Hollywood

Council District: 13 – O’Farrell
Expiration Date: 11-15-15
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on October 2, 2015

Location: 5500, 5510, 5516, 5520, 5526, 5542, and 5544, W. SUNSET BOULEVARD; 1417, 1431, 1433, 1435, 1437, 1439, and 1441 N. WESTERN AVENUE; 1414 ST. ANDREWS PLACE; 5505 and 5525 W. DE LONGPRE AVENUE, legally described as Lemona Tract, Block BLK1, Lot FR

Proposed Project:

Demolition of a pre-existing 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot. Construction of a 194,749-square-foot, multi-tenant commercial structure, approximately 74 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses. The project would also include 458 at grade and above-ground parking spaces. The proposed project is located on a 168,869-square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP).

Requested Actions:

1. Pursuant to the California Environmental Quality Act (CEQA), Find that this project was assessed in the Target at Sunset and Western EIR No. **ENV-2008-1421-EIR**, SCH No. 2010121011 certified on April 3, 2013. As provided in the addendum, Find, in the independent judgment of the decision maker, that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project. Adoption of the proposed Mitigation Monitoring and Reporting Program.
2. Pursuant to 11.5.6 of the Municipal Code, a City initiated General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City’s General Plan for the re-designation of:
 - a. Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
 - b. Western Avenue between Sunset Boulevard and DeLongpre Avenue from a Modified Avenue I (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
3. Pursuant to 11.5.7. G of the Municipal Code, a Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Highway Oriented Commercial designation.
4. Pursuant to 11.5.7 G of the Municipal Code, a Specific Plan Amendment to the SNAP, Ordinance 173,749, to change the Subarea Designation of the subject property, from Subarea C to Subarea F.
5. Pursuant to Section 12.24.W.1 of the Municipal Code, a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone.
6. Pursuant to Section 11.5.7 of the Municipal Code, a Specific Plan Project Permit Compliance with the SNAP, Ordinance 173,749.
7. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips.

Applicant: John Dewes, Target Corporation
Doug Couper, Greenberg Farrow

Recommended Actions:

1. Pursuant to the California Environmental Quality Act (CEQA), Find that this project was assessed in the Target at Sunset and Western EIR No. **ENV-2008-1421-EIR**, SCH No. 2010121011 certified on April 3, 2013. As provided in the addendum, Find, in the independent judgment of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project. Adopt the proposed Mitigation Monitoring and Reporting Program and the required findings for the Addendum to the EIR.
2. Approve and Recommend the City Council Approve a General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City's General Plan for the re-designation of:
 - a. Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
 - b. Western Avenue between Sunset Boulevard and DeLongpre Avenue from a Modified Avenue I (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
3. Approve and Recommend the City Council Approve a Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Commercial Node designation.
4. Approve and Recommend the City Council Approve a Specific Plan Amendment to the SNAP, Ordinance 173,749, to change the Subarea Designation of the subject property, from Subarea C to Subarea F.
5. Approve a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone.
6. Approve a Specific Plan Project Permit Compliance with the SNAP, Ordinance 173,749.
7. Approve a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips.
8. Adopt the Findings.

Staff: Blake Lamb, City Planner (213) 978-1167

5. **CPC-2014-3004-DB**

CEQA: ENV-2014-3005-MND

Plan Area: Wilshire

Council District: 1 – Cedillo

Expiration Date: 11-12-15

Appeal Status: Appealable to City Council,
Off-Menu items are not appealable

PUBLIC HEARING – Completed on July 1, 2015

Continued from July 23, 2015

Location: 2600 W. SAN MARINO STREET

Proposed Project:

The proposed project is the construction of a 31-unit apartment building that will contain four (4) restricted affordable units for Very Low Income tenants for a period of 55 years. Five existing apartment buildings containing a total of eight units will be demolished. The project will provide 28 automobile parking spaces, 44 bicycle spaces, and 3,103 square feet of open space. The Applicant has requested three on-menu Density Bonus Incentives for an increase in FAR, a 20% reduction in the east side yard, and a 20% reduction in the west side yard. Additionally, the applicant has requested one off-menu Density Bonus Incentive to permit a structure in the east side yard, constructing a driveway/bridge 10 feet above grade accessible from Hoover Street. The bridge will provide direct access from elevated Hoover Street to parking on the second level at the southeast corner of the property.

The project site encompasses about 10,000 square feet in lot area and is located at the southwest corner of Hoover Street and San Marino Street in the Wilshire Community Plan area. The property is zoned R4-1 with a land use designation of High Medium Residential.

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Approval** of the Mitigated Negative Declaration No. **ENV-2014-3005-MND** and the Mitigation Monitoring Program (MMP) for ENV-2014-3005-MND, for the above referenced project.
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22 A.25, a Density Bonus Affordable Housing Incentive to permit a 31-unit rental housing development, with 4 units (15%) of the base 25 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1 to allow 28 residential parking spaces. The applicant is requesting three On-Menu Affordable Housing Incentives and one Off-Menu Affordable Housing Incentive as follows:
 - a. Pursuant to Section LAMC 12.22 A.25(f)(4), an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3.7:1 in lieu of the otherwise allowable maximum of 3:1.
 - b. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the west side.
 - c. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the east side.
3. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit a structure in the east side yard, in lieu of that required pursuant to LAMC Section 12.21 C.1(g), which states that the required side yards shall be open and unobstructed from the ground to the sky, except for those projections permitted by LAMC Sections 12.08.5, 12.09.5 and 12.22.

Applicant: Bob Halavi, Sanover Enterprises, LLC

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **ENV-2014-3005-MND** and the Mitigation Monitoring Program (MMP) for ENV-2014-3005-MND, for the above referenced project.
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22 A.25, Approve a Density Bonus Affordable Housing Incentive to permit a 31-unit rental housing development, with 4 units (15%) of the base 25 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1 to allow 28 residential parking spaces. The applicant is requesting three On-Menu Affordable Housing Incentives and one Off-Menu Affordable Housing Incentive as follows:
 - a. Pursuant to Section LAMC 12.22 A.25(f)(4), an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3.7:1 in lieu of the otherwise allowable maximum of 3:1.
 - b. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the west side.
 - c. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the east side.
 - d. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit a structure in the east side yard, in lieu of that required by LAMC Section 12.21 C.1(g), which states that the required side yards shall be open and unobstructed from the ground to the sky, except for those projections permitted by LAMC Sections 12.08.5, 12.09.5 and 12.22.

Staff: Debbie Lawrence, City Planning (213) 978-1163

Due to the Thanksgiving Holiday the next scheduled regular meeting of the City Planning Commission will be held on **Thursday, November 19, 2015** at:

**Los Angeles City Hall
Public Works Board Room
Room 350
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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.