

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 9, 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
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
John W. Mack, Commissioner
Richard Katz, 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 No.

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 – March 26, 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. [VTT-72553-CN-1A](#) Council District: 1 – Cedillo
CEQA: ENV-2013-3320-MND Expiration Date: 4-24-15
Plan Area: Silver Lake-Echo Park-Elysian Valley Appeal Status: Further appealable

PUBLIC HEARING – Completed on August 6, 2014

Location: 1185 – 1247 ½ SUNSET BOULEVARD,
917 N. EVERETT STREET

Proposed Project:

The construction, use, and maintenance of two separate buildings (A & B) containing a total of 210 residential condominium, 10 commercial condominiums (19,919 square feet), a total of 300 parking spaces, and 243 bicycle parking spaces. Building A, proposed along Sunset Boulevard, will total approximately 148,345 square feet, and will provide 165 joint living and work units and 3,000 square feet of retail space. Building B is proposed at the corner of Sunset Boulevard and Everett Street, will total approximately 49,513 square feet, and will provide 45 joint living and work units and 7,919 square feet of retail space. The retail space will be divided into ten tenant spaces located on the ground floor level.

Requested Actions:

An appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-72553-CN and adoption of Mitigated Negative Declaration No. **ENV-2013-3320-MND** to permit the merger and re-subdivision of 16 lots into one lot for the development of 210 residential condominiums and 10 commercial condominiums, pursuant to Section 17.03 of the Los Angeles Municipal Code.

Applicant: Aragon (Sunset-Everett) Properties Corporation
Appellant: Augustine Eichwald

Recommended Actions:

1. Continue the appeal to a date uncertain in order to allow time for the completion of an Environmental Impact Report (EIR) that has been volunteered by the applicant since the filing of the current appeal.

Staff: Jenna Monterrosa, (213) 978-1377

5. [CPC-2014-3669-SP](#) Council District: 14 – Huizar
CEQA: ENV-2014-3699-ND Expiration Date: 6-2-15
Plan Area: Northeast Los Angeles Appeal Status: N/A

PUBLIC HEARING – Completed on November 19, 2014

Location: All parcels in the COLORADO SPECIFIC PLAN BOUNDARY map; parcels are generally fronting COLORADO BOULEVARD, between EAGLE DALE to the west and EAGLE VISTA to the east

Proposed Project:

Amend the Specific Plan to delete hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan.

Requested Actions:

1. Pursuant to LAMC Sections 11.57 and 12.32 of the Municipal Code, a Specific Plan Amendment to DELETE hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, consideration of **ENV-2014-3699-ND** as the environmental clearance.

Applicant: City of Los Angeles, Department of City Planning

Recommended Actions:

1. Approve and Recommend that the City Council adopt an amendment to delete the hours of operation in Section 6-B(h) of the Colorado Boulevard Specific Plan.
2. Recommend that the City Council adopt **ENV-2014-3699-ND** as the environmental clearance.

Staff: Haydee Urita-Lopez (213) 978-1162

6. **CPC-2014-2768-GPA-PUB** Council District: 14 – Huizar
CEQA: WO-E1904503-REC2 Expiration Date: 4-11-15
Plan Area: Central City North Appeal Status: PUB is appealable to City Council

PUBLIC HEARING – Completed on February 26, 2015

Location: 454 – 462, 506 COMMERCIAL STREET,
459 – 461, 503 – 511 E. DUCOMMUN STREET

Proposed Project:

The demolition of an existing manufacturing warehouse, a storage building, and surface parking area and the construction of an Los Angeles Department of Transportation (LADOT) Bus Maintenance and Compressed Natural Gas (CNG) Fueling Facility. The project will consist of 30'8" tall, 21,867 square foot maintenance and operations building; a 15'6" tall, 100 space parking structure; a compressed natural gas fueling facility; and a surface parking area for approximately 70 DASH buses that includes a 6,829 square foot Service Building, service area, fueling station, and bus-washing bay. The project site is approximately 3 acres. The project also includes a General Plan Amendment for the re-designation of Hewitt Street between Commercial Street and Ducommun Street from a Collector Street to a Local Street to accommodate a future street merger.

Requested Actions:

1. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and 15164, find that the previously adopted Mitigated Negative Declaration, adopted on September 20, 2006 by City Council, and Addendum dated October 27, 2011, together with the proposed Addendum (**WO-E1904503-REC2**) adequately serve as the environmental clearance for the project. Adopt the proposed Mitigation Monitoring Program.
2. Pursuant to Section 11.5.6 of the LAMC a General Plan Amendment to the Transportation Element and the Central City North Community Plan to permit the re-designation of Hewitt Street between Commercial Street and Ducommun Street from a Collector Street to a Local Street.
3. Pursuant to Section 14.00 A.3 of the LAMC a Public Benefit Project approval for the proposed project of an LADOT Bus Maintenance and Compressed Natural Gas (CNG) Fueling Facility (Governmental Enterprise) in the CM-1 zone.
4. Pursuant to Section 14.00 B an Alternative Compliance Approval for a Public Benefit Project to permit the proposed project with the following alternatives from the performance standards of Section 14.00 A.3 of the LAMC: (a) to permit proposed structures to be higher than any structures on the adjacent property; (b) to permit a project without the required 10-foot landscape buffer; (c) to

not provide parking area landscaping pursuant to the requirements of Section 12.21 A.6 of the LAMC; (d) to provide more than 1 identification sign; (e) to permit a project with a majority of frontage on a Collector Street in lieu of the required frontage on a Major or Secondary Highway; and (f) the adjacent streets, alleys and sidewalks will not meet standard dimensions as required.

Applicant: City of Los Angeles, Bureau of Engineering
Representative: Tricia Robbins Kasson, Brad Rosenheim & Associates

Recommended Actions:

1. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 and 15164, Find that the previously adopted Mitigated Negative Declaration, adopted on September 20, 2006 by City Council, and Addenda dated October 27, 2011 and January 29, 2015 adequately serve as the environmental clearance for the project. Adopt the proposed Mitigation Monitoring Program.
2. Approve and Recommend the City Council Approve a General Plan Amendment to the Transportation Element and the Central City North Community Plan to permit the re-designation of Hewitt Street between Commercial Street and Ducommun Street from a Collector Street to a Local Street, pursuant to Section 11.5.6 of the LAMC.
3. Approve a Public Benefit Project approval for the proposed project of an LADOT Bus Maintenance and Compressed Natural Gas (CNG) Fueling Facility (Governmental Enterprise) in the CM-1 zone pursuant to Section 14.00 A.3 of the LAMC.
4. Approve an Alternative Compliance Approval for Public Benefit Project to permit the proposed project with the following alternatives from the performance standards of Section 14.00 A.3 of the LAMC: (a) to permit proposed structures to be higher than any structures on adjacent property; (b) to permit a project without the required 10-foot landscape buffer; (c) to not provide parking area landscaping pursuant to the requirements of Section 12.21 A.6 of the LAMC; (d) to provide more than 1 identification sign; (e) to permit a project with a majority of frontage on a Collector Street in lieu of the required frontage on a Major or Secondary Highway; and (f) the adjacent streets, alleys and sidewalks will not meet standard dimensions as required, pursuant to Section 14.00 B.

Staff: Blake Lamb (213) 978-1167

7. [CPC-2014-4074-GPA-ZC-HD-ZAA-SPR](#) Council District: 4 – LaBonge
CEQA: ENV-2014-4075-MND Expiration Date: 5-7-15
Plan Area: Hollywood Appeal Status: Appealable to City Council; ZC
appealable by applicant only, if disapproved in
whole or in part

PUBLIC HEARING – Completed on February 4, 2015

Location: 900 – 932 N. LABREA AVENUE, 7069 WILLOUGHBY AVENUE

Proposed Project:

The project involves the demolition of existing structures and the construction, use and maintenance of a seven-story, 78-foot tall mixed-use development consisting of up to 169 rental dwelling units (including 14 units affordable to Very Low Income households) and 37,057 square feet of ground-floor retail. There will be approximately 294 automobile parking spaces, 36 short-term bicycle parking spaces and 188 long-term bicycle parking spaces.

Requested Actions:

1. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to amend the Hollywood Community Plan to re-designate the Project Site from Limited Manufacturing to Neighborhood Commercial land use.

2. Pursuant to Los Angeles Municipal Code Section 12.32-F and 12.32-Q, a Vesting Zone Change and Height District Change from MR1-1 to C2-2D, with a Floor Area Ratio (FAR) limit of 3 to 1, in lieu of the otherwise allowed FAR of 6 to 1.
3. Pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment to permit a five-foot rear yard setback on the northern boundary of the Project Site at the second and third stories, and 16 feet at the fourth through seventh stories, in lieu of the 19 feet otherwise required.
4. Pursuant to Los Angeles Municipal Code Section 16.05, Site Plan Review for a development creating more than 50 dwelling units.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2014-4075-MND** for the above referenced project.

Applicant: 904 N. LaBrea, LLC
 Representative: Michael Gonzales Law Group

Recommended Actions:

1. Approve the General Plan Amendment to the Hollywood Community Plan from Limited Manufacturing to Neighborhood Commercial land use.
2. Approve the Vesting Zone and Height District Change from MR1-1 to [T][Q]C2-2D to permit the construction of a mixed-use project with a maximum floor area ratio of 3 to 1, containing 169 residential units and 37,057 square feet of commercial space, with the Conditions of Approval.
3. Approve a Zoning Administrator's Adjustment to permit a five-foot rear yard setback on the northern boundary of the Project Site at the second and third stories, and 16 feet at the fourth through seventh stories, in lieu of the 19 feet otherwise required.
4. Approve the Site Plan Review for a mixed-use development with 169 units and 37,057 square feet of commercial floor area with the Conditions of Approval.
5. Adopt the Findings.
6. Adopt Mitigated Negative Declaration No. **ENV-2014-4075-MND** for the above-referenced project.
7. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-4075-MND.
8. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jane Choi (213) 978-1379

The next scheduled regular meeting of the City Planning Commission
 will be held **on Thursday, April 23, 2015** at:

**Van Nuys City Hall
 14410 Sylvan Street, 2nd Floor
 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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.