

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 12, 2004 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA**

VACANT, President
Mabel Chang, Vice President
Joy Atkinson, Commissioner
David L. Burg, Commissioner
Ernesto Cardenas, Commissioner
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

Con Howe, Director
Frank Eberhard, Deputy Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: NO. 8, 12, 13,14,15

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 EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

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.

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 World Wide Web at <http://www.lacity.org/dept/PLN/meetings/cpcagenda.htm>.

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 agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. ELECTION OF OFFICERS

2. DIRECTOR'S REPORT

- A. Council actions and schedule.
- A. Other items of interest.

3. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

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-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.

5. **CPC NO. 2003-6301-ZC**
CEQA: ENV-2003-6302-ND
Plan: Southeast Los Angeles

Council District: 9
Location: Various
Appeal Status: N/A
Expiration Date: N/A

Continued from June 10, 2004.

Public Hearing completed on March 16, 2004.

Pursuant to Section 12.32 of the Municipal Code, **Zone Changes**, from [Q]C2-1VL to [Q]C2-1VL (establishing additional [Q] conditions); [Q]C2-1 to [Q]C2-1 (establishing additional [Q] conditions), and C2-1VL to [Q]C2-1VL (establishing new [Q] conditions), for the proposed establishment of [Q] conditions to prohibit and/or limit certain uses including, swap meets, recycling, fast-food, auto-related uses and all establishments containing a drive-through window for customer service. [Q] conditions would also restrict certain types of signage and will require that new development be consistent with the Southeast Los Angeles Design Guidelines, for properties fronting Central Avenue, from Martin Luther King Jr. Boulevard to the north and Vernon Avenue to the south.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Jose Carlos Navarro-Romero, (213) 978-1180

6. **CPC NO. 2004-0143-ZC-GPA-HD-ZAD**
CEQA: ENV-2004-144-MND
Plan: Wilmington-Harbor City

Council District: 15
Location: 1400-1402 W. 260th Street
Appeal Status: Appealable, if disapproved
Expiration Date: 10-31-04

Public Hearing completed on June 18, 2004.

ZONE CHANGE/GENERAL PLAN AMENDMENT/HEIGHT DISTRICT CHANGE, from Limited Manufacturing/[Q]MR1-1VL to Low Medium II density Residential/RD1.5-1XL, and;

ZONING ADMINISTRATOR'S DETERMINATION, to permit a 6-foot high wrought iron fence and a 6-foot high wood fence in the front yard in lieu of the maximum 42 inches in height permitted, for the proposed demolition of existing buildings and the proposed construction, use and maintenance of 12 residential condominium units, 25 feet in height (two stories), with 2 covered parking spaces for each unit and 10 guest parking spaces, on a 43,560 square foot lot.

Applicant: Richard Gould, JCC Homes

STAFF RECOMMENDS APPROVAL OF LOW MEDIUM II DENSITY RESIDENTIAL/[T][Q]RD1.5-1XL AND APPROVAL OF THE ZONING ADMINISTRATOR'S ADJUSTMENT, SUBJECT TO CONDITIONS.
Lynda J. Smith, (213) 978-1170

7. **CPC NO. 2004-0249-CU-ZAA-SPR-CDO** **Council District:** 11
CEQA: ENV-2003-9306-MND **Location:** 11663, 11669, 11675, 11677
Plan: Brentwood-Pacific Palisades Wilshire Blvd and 1168 Barrington Avenue
Appeal Status: Appealable to City Council
Expiration Date: 08-12-04

Public Hearing completed on June 23, 2004.

CONDITIONAL USE, to permit a density bonus for a development project in which the density increase is greater than 25 percent. This density bonus request is for an increase of 90 percent above the approximately 50 dwelling units permitted in the C4-zone; and

ZONING ADMINISTRATOR'S ADJUSTMENT, to permit 0-foot side yards for the residential portion of the proposed building along the easterly property line and the westerly property line that abuts the existing liquor store structure in lieu of the minimum 16-feet otherwise required and, to permit 3,063 sq. ft. of usable common open space in lieu of the minimum 7,125 sq. ft. otherwise required; and

SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units; and

COMMUNITY DESIGN OVERLAY PLAN APPROVAL, for a project located within the West Wilshire Boulevard Community Design Overlay District, for the proposed demolition of existing commercial space and the proposed construction, use and maintenance of a mixed use project composed of 15,000 sq. ft. of commercial and office floor area (15 commercial condominiums) and 95 residential condominium units, including 90 market rate units and 5 units to be dedicated as affordable accessible dwelling units. The proposed project will be a maximum of 310 feet in height and will consist of approx. 5,000 sq. ft. of ground level retail space and 10,000 sq. ft. of office space. Parking consists of 55 spaces for commercial uses and 210 spaces for residential uses, for a total of 265 parking spaces, on 19,047 net sq. ft. lot.

Applicant: California Landmark Group - Barrington LLC, Lou Jacobs

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE CONDITIONAL USE FOR 78 DWELLING UNITS AND THE ZONING ADMINISTRATOR'S ADJUSTMENT TO PERMIT 0-FOOT SIDE YARDS FOR THE RESIDENTIAL PORTION OF THE PROJECT, SUBJECT TO CONDITIONS, AND APPROVAL OF THE SITE PLAN REVIEW AND THE COMMUNITY DESIGN OVERLAY PLAN APPROVAL, SUBJECT TO CONDITIONS.

Jon Foreman, (213) 978-1171

8. **TENTATIVE TRACT NO. 60113-1A** **Council District:** 11
CEQA: ENV-2003-9306-MND **Location:** 11663, 11669, 11675, 11677
Plan: Brentwood-Pacific Palisades Wilshire Blvd and 1168 Barrington Avenue
Appeal Status: Appealable to City Council
Expiration Date: 09-05-04

Appeal of the Deputy Advisory Agency decision approving Vesting Tentative Tract Map No. 60113 for a maximum 95-unit residential condominium and a maximum 15-unit commercial condominium. This residential unit density is based on the [Q] C4-2-CDO Zone allowing approximately 50 units and a density bonus approval per CPC 2004-0249-CU-ZAA-SPR-CDO for 45 units for a total of 95 residential units. Five affordable accessible units will be provided as part of the density bonus.

Applicant: California Landmark Properties, LLC
Appellant: Flora Gil Krisiloff et al.

STAFF RECOMMENDS TO DENY THE APPEAL
Emily Gable Luddy (213) 978-1330

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

9. **TENTATIVE TRACT MAP NO. 54407-1A** **Council District:** 11
CEQA: EIR BOAC SCH No. 1997061047 **Location:** 1 World Way
Plan: Westchester-Playa del Rey **Appeal Status:** Appealable to City Council

Public Hearing completed on June 14, 2004.

APPEAL, of the decision by the Deputy Advisory Agency in approving Tentative Tract Map No. 54407, composed of 12 lots on approximately 151 net acres, to facilitate the implementation and development of airport-related uses proposed under the LAX Master Plan, Alternative D for an area generally bounded by: Arbor Vitae Street to the north; 104th Street to the south; La Cienega Boulevard to the east; and Aviation Boulevard to the west. This Tentative Tract Map will merge existing streets and alleys, relocate and/or grant public utility easements, and merge and re-subdivide existing lots primarily within an area known as Manchester Square.

Applicant: City of Los Angeles, Los Angeles World Airports,

Appellant: City of Culver City

STAFF RECOMMENDS DENY THE APPEAL.
Ralph Avila, (213) 978-1389.

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

10. **TENTATIVE TRACT MAP NO. 54408-1A** **Council District: 11**
CEQA: EIR BOAC SCH No. 1997061047 **Location:** 1 World Way
Plan: Westchester-Playa del Rey **Appeal Status:** Appealable to City Council

Public Hearing completed on June 14, 2004.

APPEAL, of the decision by the Deputy Advisory Agency in approving Tentative Tract Map No. 54408, composed of one lot on approximately 29 net acres, to facilitate the implementation and development of airport-related uses proposed under the LAX Master Plan, Alternative D, for an area east of Aviation Boulevard between 111th Street to the north and Imperial Highway to the south. This Tentative Tract Map will merge existing streets, relocate and/or grant public utility easements, and merge existing lots within an area known as Continental City.

Applicant: City of Los Angeles, Los Angeles World Airports

Appellant: City of Culver City

STAFF RECOMMENDS DENY THE APPEAL.
Ralph Avila, (213) 978-1389.

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

11. **TENTATIVE TRACT MAP NO. 54409-1A** **Council District: 11**
CEQA: EIR BOAC SCH No. 1997061047 **Location:** 1 World Way
Plan: Westchester-Playa del Rey and LAX Interim Plan **Appeal Status:** Appealable to City Council

Public Hearing completed on June 14, 2004.

APPEAL, of the decision by the Deputy Advisory Agency in approving Tentative Tract Map No. 54409, composed of four lots on approximately 208 net acres, to facilitate the implementation and development of airport-related uses proposed under the LAX Master Plan, Alternative D, for an area generally bounded by: Will Rogers Street and Yorktown Avenue to the north, 98th Street to the south, Airport Boulevard to the east and Sepulveda Boulevard to the west. This Tentative Tract Map will merge existing streets and alleys, relocate and/or grant public utility easements, and merge and re-subdivide existing lots primarily within an area known as Lot C.

Applicant: City of Los Angeles, Los Angeles World Airports

Appellant: City of Culver City

STAFF RECOMMENDS DENY THE APPEAL.
Ralph Avila, (213) 978-1389.

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

12. **CPC NO. 2004-2391-ICO** **Council Districts: 1, 8, 9, 10**
 CEQA: ENV 2004-2409-CE **Location:** Various
 Plan(s): South Los Angeles, Southeast **Appeal Status:** N/A
 Los Angeles and West Adams- **Expiration Date:** N/A
 Baldwin Hills-Leimert Park.

PUBLIC HEARING

ESTABLISHMENT OF AN INTERIM CONTROL ORDINANCE (ICO), to temporarily prohibit the issuance of all permits including but not limited to grading, building, foundation, and use permits related to: automobile uses, recycling material processing and sorting facilities, junk yards, and similar uses involving open storage, processing, sales and repair of materials or equipment, including used materials and equipment, change of use, erection, construction, demolition, removal, exterior addition, or alteration to a building or structure used for such purposes and located in whole or in part within the proposed boundary for all properties fronting and generally located along portions of: Jefferson Blvd., Vernon Ave., Slauson Ave., Florence Ave., Manchester Ave., Figueroa St., Western Ave., Normandie Ave., Vermont Ave., and Broadway.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Faisal Roble, (213) 978-1168

13. **CPC NO. 2004-2770-ICO** **Council District(s): 4**
 CEQA: ENV 2004-3762-CE **Location:** Various
 Plan(s): Wilshire **Appeal Status:** N/A
 Expiration Date: N/A

PUBLIC HEARING

ESTABLISHMENT OF AN INTERIM CONTROL ORDINANCE (ICO), to temporarily regulate the issuance of building and demolition permits in a portion of the Wilshire Community Plan area within the proposed Windsor Square Historic Preservation Overlay Zone, for an area generally bounded by Beverly Boulevard on the north, both side of Arden Boulevard on the west, both sides of Van Ness Avenue on the east, and the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.

Faisal Roble, (213) 978-1168

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| 14. <u>CPC NO. 2004-4578-ICO</u>
CEQA: ENV 2004-4579-CE
Plan(s): Wilshire | Council District(s): 4
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
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PUBLIC HEARING

ESTABLISHMENT OF AN INTERIM CONTROL ORDINANCE (ICO), to temporarily prohibit the issuance of certain building and demolition permits within the proposed Hancock Park HPOZ area generally bounded by Melrose Avenue on the north, both sides of Highland Avenue on the west, both sides of Rossmore Avenue on the east, and the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Dave Gay, (213) 978-1181

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| 15. <u>CPC NO. 2004-3061-GPA</u>
CEQA: Blossom Plaza Mixed-Use Development &
Inter0Modal Transportation Facilities MND
Plan(s): Central City North | Council District(s): 1
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
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PUBLIC HEARING

GENERAL PLAN AMENDMENT, to reclassify that portion of North Broadway between Alpine Street and the Los Angeles River and that portion of College Street between North Spring Street and the Pasadena Freeway (110) within the Central City North Community Plan from a Major Highway Class II to a Secondary Highway and from a Secondary Street to a Collector Street respectively, amending the text language and amending the Highways and Freeways Map of the Transportation Element of the General Plan to reflect this redesignation.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Dave Gay, (213) 978-1181

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, August 26, 2004,**
at the ***Marvin Braude San Fernando Valley Constituent Service Center,***
6262 Van Nuys Boulevard, First Floor Meeting Room ,
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. 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) 978-1247.