

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 10, 2005, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA**

Mabel Chang, President
David Burg, Vice President

Con Howe, Director
Frank Eberhard, Deputy

Joy Atkinson, Commissioner
Director

Gordon Hamilton, Deputy

Ernesto Cardenas, Commissioner
Director

Bob Sutton, Deputy

Director

Susan Cline, Commissioner
Mary George, Commissioner
Michael M. Mahdesian, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner

Gabriele Williams, Commission Executive Assistant II, (213) 978-1247; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: Nos. 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 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.

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.

AGENDA 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. DIRECTOR'S REPORT

- A. Presentation and discussion by guest speakers, Paul Ong, Professor, School of Public Affairs, UCLA and Director, Lewis Center for Regional Policy Studies and Raphael Bostic, Associate Professor, School of Policy, Planning and Development, USC and Director of the Master of Real Estate Development Program, on trends in demographics, housing and economic development and their land-use implications.
- B. Council actions and schedule.
- C. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

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.

After 10:00 a.m.

4. **CPC NO. 2004-6012-CU-ZV**
CEQA: ENV-2002-4469-MND
Plan: Wilmington-Harbor City

Council District: 15
Location: 1500 Palos Verdes Drive North
Appeal Status: Appealable to City Council
Expiration Date: 2-16-05

Public Hearing completed on January 5, 2005.

CONDITIONAL USE, pursuant to Section 12.24 of the Municipal Code, for the following:

- a. Section 12.24 U 4 - to permit a child day care facility and nursery school in the RD6 Zone;
- c. Section 12.24 U 24(b) - to permit a private elementary and high school in the RD6 Zone;
- c. Section 12.24 F - modification of the height regulations to permit several school buildings with a variable range of 3 and 4 stories with heights from 34 feet to 52 feet for most classroom buildings, 62 feet for a clock tower, 69 feet for the administration building (including a tower and spire), and 94 feet for the gymnasium in lieu of the maximum 2 stories or 30 feet permitted in Height District 1XL, as required by Section 12.21.1 of the Municipal Code;
- d. Section 12.24 F - modification of the yard regulations to permit an 8-foot side yard for proposed residential buildings within proposed Parcel No. D in lieu of the minimum 10-foot required by Section 12.09.1 B 2(c) of the Municipal Code; and

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, to permit an increase in the maximum number of dwelling units permitted on the subject property in the RD6 zone from 23 to 62 units, for the proposed demolition of existing multiple family structures, remodeling of existing housing to create 62 units, and the establishment of a college preparatory school for up to 900 students, including children from grades Pre-K to 12. A total of 706 parking spaces will be provided on campus. The Project is located on 20.6 acres (23.4 acres after the merger and re-subdivision) in the RD6-1XL zone. The project will be developed in 3 phases.

Applicant: Robert Van Nice, President, Rolling Hills Preparatory School

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171

5. **Vesting Tentative Tract No. 62036-1A** **Council District:** 9
CEQA: ENV-2004-6111-CE **Location:** 622-644 6th Street
Plan: Central City **Appeal Status:** Appealable to Council
 Expiration Date: 02-17-05

PUBLIC HEARING

APPEAL, in part, from the decision by the Deputy Advisory Agency in approving Vesting Tentative Tract No. 62036, to permit the adaptive reuse of a vacant office building and the proposed construction, use and maintenance of 90 Joint Live Work Units and 9,221 sq. ft. of retail space in one ground lot and three airspace lots, with 87 parking spaces on a 26,759 sq. ft. lot in the C2-4D zone.

Appellant: Walter Edds, The Greystone Group for Library Court Association

Applicant: Same

STAFF RECOMMENDS DENY THE APPEAL.
Maya Zaitzevsky, (213) 978-1416

NOTE: The City 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.

6. **CPC-1992-0043-CA** **Council District:** ALL
CEQA: ENV-2003-7106-CE **Location:** Citywide
Plan: ALL **Appeal Status:** N/A
 Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE (APPENDIX A), amending Sections 12.03, 12.17.5, 12.17.6, 12.18, 12.19, 12.21, 12.40 and 56.08 of the Los Angeles Municipal Code and revisions to the Landscape Guidelines to streamline the landscaping ordinance, and revise the guidelines to respond to changes in landscape practices.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF PROPOSAL, APPENDIX A.
Michael O'Brien, (213) 485-7077.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on THURSDAY, FEBRUARY 24, 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. 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 Commission Executive Assistant at (213) 978-1247.