

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 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: No. 4 AND 7.

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

2. COMMISSION BUSINESS

- A. Director of Planning: Selection Survey Criteria and Public Comment.
- B. Advance Calendar
- C. 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.

4. **CPC NO. 2004-3499-ZAD-SPE-M1**
CEQA: ENV-2005-0742-CE
Plan: Westlake

Council District: 1
Location: 1100 Wilshire Blvd.
Appeal Status: Appealable to City Council
Expiration Date: 4-27-05

PUBLIC HEARING

SPECIFIC PLAN EXCEPTION, from Section 14.G.3 of the Central City West Specific Plan (Ordinance Nos. 166,703 and 167,944) to permit a 2,000 square foot wall sign for marketing purposes at a height of approximately 175 feet above the adjacent grade in lieu of the requirement that signs for advertising the sale or lease of a building be no more than 40 square feet in area and no more than 8 feet above elevation of the sidewalk or edge of the roadway nearest the sign; and

MODIFICATION, to Condition No. 12 of the City Planning Commission's July 5 , 2004 Determination for Case No. CPC-2004-3499-ZAD-SPE, to define the number of affordable dwelling units required for the subject project in compliance with the City's Affordable Housing Incentives Guidelines, for the proposed conversion of 255, 000 sq. ft. of office floor area within an existing 36-story, 496-foot high vacant office tower to 228 dwelling units, with 3 levels of underground parking and 11 levels of above grade parking. The existing 22,000 sq. ft. of commercial floor area will be retained for neighborhood serving retail and restaurant uses. The Applicant seeks to erect a 2,000 sq. ft. wall sign on the south face of the parking structure for up to nine months in order to market the sale of the proposed condominium units.

Applicant: 1100 Wilshire Associates, LLC

STAFF RECOMMENDS APPROVAL OF THE SPECIFIC PLAN EXCEPTION, SUBJECT TO CONDITIONS, DISAPPROVAL OF THE REQUESTED MODIFICATION AS FILED AND APPROVAL OF AN ALTERNATE MODIFICATION TO CONDITION NO. 12.
Larry Friedman, (213) 978-1225

5. **CPC-2004-3800-CU**
CEQA: ENV-2004-3801-MND
Plan: Palms-Mar Vista-Del Rey

Council District: 11
Location: 5401 Beethoven Street
Appeal Status: Appealable to Council
Expiration Date: 03-10-05

Public Hearing completed on January 10, 2005.

CONDITIONAL USE, pursuant to Section 12.24 U 24(b) of the Municipal Code, to permit the construction and maintenance of a private elementary/middle school in the M2-1 zone. Proposed project is for a change of use from a 2-story office, warehouse and adult education center to a private elementary and middle school, to be developed in four phases, including remodeling the existing facility to accommodate 28 classrooms/laboratory facilities, gymnasium, multi-purpose room, offices, and a library. The school will accommodate a

maximum of 420 students, grades Pre-K through 8.

Applicant: Westchester Neighborhood School

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

6. **CPC-2004-5386-CU-ZV** **Council District:** 15
CEQA: ENV-2004-5387-MND **Location:** 10401 Mary Avenue and 1341 E
Plan: Southeast Los Angeles 104th Street
Appeal Status: Appealable to Council
Expiration Date: (Extended)

Public Hearing completed on January 21, 2005.

CONDITIONAL USE, pursuant to Section 12. 24 of the Municipal Code, for the following:

- c. Section 12.24 U 4, to permit a child day care facility in the R1-1 Zone;
- d. Section 12.24-F, a modification of the yard and height regulations to permit: a 1-foot side yard and 0-foot rear yards for garage structures to be used for offices in lieu of the minimum 5 feet and 15 feet, respectively, as required by Section 12.09 C 2 and 3 of the Municipal Code; 0-4 foot side yards for covered patio structures in lieu of the minimum 5 feet required by Section 12.09 C 2 of the Municipal Code; a 1-2 foot distance between the dwelling/patio cover and garage structures in lieu of the minimum 10 feet required by Section 12.21 C 2 of the Municipal Code; a 6-foot high concrete block wall in the front yard of the 104th Street site in lieu of the maximum 42-inch high fence permitted by Section 12.22 C 20(f) of the Municipal Code; and a 5-foot high wrought iron fence in the front yards of both sides in lieu of the maximum 42-inch high fence permitted by Section 12.22 C20(f) of the Municipal Code; and

VARIANCE, pursuant to Section 12.27 of the Municipal Code from the following:

- a. Section 12.21 A 4 to allow 3 parking spaces on the Mary Avenue site in lieu of the minimum 4 parking spaces required and 0 parking spaces on the 104th Street site in lieu of the minimum 4 parking spaces required;
- b. Section 12.21 A 5(h) to allow tandem parking, which is otherwise not permitted.

The proposed project consists of the establishment of a child care facility with infant care and an after school program for 50 children in two existing, one-story single family dwellings, including 30 children on the Mary Avenue site and 20 children on the 104th Street site, having 3 classrooms in each dwelling, administrative office space in each garage, 3 tandem parking spaces on the Mary Avenue property and no parking spaces on the 104th Street property.

Applicant: Alice Harris

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE

CONDITIONAL USE AND VARIANCE SUBJECT TO CONDITIONS.
Lynda J. Smith, (213) 978-1170.

7. **CPC-2004-4970-CU-ZV** **Council District: 1**
CEQA: ENV-2004-4971-MND **Location:** 510 N. Cottage Home Street
Plan: Central City North **Appeal Status:** Appealable to Council
Expiration Date: March 10, 2005

LIMITED PUBLIC HEARING

CONDITIONAL USE, pursuant to Section 12. 24 U 24 of the Municipal Code to permit the construction, continued use and maintenance of a private high school in the [Q]R3-1 Zone; and

VARIANCE, pursuant to Section 12.27 of the Municipal Code, from Section 12.21 A 4 d to allow 76 parking spaces in lieu of the minimum 261 spaces required, for the proposed expansion of a private school, including the demolition of an existing gymnasium and the construction of a 47,462 sq. ft. building that includes a new gymnasium, classroom/laboratory facilities and offices. The school will accommodate a maximum of 840 students, grades 9 through 12.

Applicant: Cathedral High School.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174.

8. **CPC-2004-6150-CU-ZV** **Council District: 14**
CEQA: ENV-2004-6151-MND **Location:** 573 South Boyle Avenue
Plan: Boyle Heights **Appeal Status:** Appealable to Council
Expiration Date: March 10, 2005

Public Hearing completed on January 14, 2005.

CONDITIONAL USE, pursuant to Section 12. 24 U 12 of the Municipal Code to permit an expansion and upgrade of facilities to an existing sanitarium (elder care) use in the [Q]R4-1 Zone; and

VARIANCE, pursuant to Section 12.27 of the Municipal Code, for the following:

- c. "Q" Qualified Condition No. 1 from Ordinance No. 171,938, Section 2, to permit an approximately 70-foot high building in lieu of the maximum 45 feet otherwise permitted by the R3-1 Zone;
- d. Section 12.21 A 4 to permit a total of 160 parking spaces in lieu of the minimum 219

parking spaces required; and

- e. Section 12.37 A to permit relief from any street dedication and street or sidewalk widening along the Boyle Avenue frontage of the subject property.

The proposed project consists of modernization and expansion of an existing 161,027 sq. ft. elder care facility for which, at build out, will be composed of 103 independent living units, 49 assisted living units, 59 beds for skilled nursing, and 27 beds for the memory impaired, with a total floor area of 218,631 sq. ft. on an approximate 7.94 acre lot. A total of 160 parking spaces is proposed and the project is to be developed in three phases over seven years.

Applicant: William Heideman, Hollenbeck Home

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Jim Tokunaga, (213) 978-1174.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on THURSDAY, MARCH 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.