

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

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MARCH 31, 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. 4, 5, 6, 7, and 8.

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.

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| 4. <u>CPC-2005-0361-CA</u>
CEQA: ENV-2005-0362-CE
Plan: Central City | Council District: 9 and 14
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
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PUBLIC HEARING

PROPOSED ORDINANCE, APPENDIX A, to bring development standards for residential development in the planned residential and commercial areas of the Central City Plan into conformance with those consistent with the area's urban character and to create incentives for the production of housing in that area. The Central City Plan area is bounded by the Harbor Freeway on the west; the Santa Monica Freeway on the south; Alameda Street on the east; and the Hollywood Freeway on the north.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE , APPENDIX A.
Jane Blumenfeld, (213) 978-1372.

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| 5. <u>CPC NO. 2005-1122-CA</u>
CEQA: ENV-2005-1123-CE
Plan: Central City | Council District: 9 and 14
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
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PUBLIC HEARING

PROPOSED ORDINANCE, APPENDIX A, to add provisions for a floor area bonus provided that suitable amounts of affordable housing are provided in the residential and commercial planned areas of the Central City Plan, an area bounded by the Harbor Freeway on the west; the Santa Monica Freeway on the south; Alameda Street on the east; and the Hollywood Freeway on the north.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE, APPENDIX A.
Jane Blumenfeld, (213) 978-1372

6. **CPC-2005-1124-CA**
CEQA: ENV-2005-1125-CE
Plan: Central City

Council District: 9 and 14
Location: Various
Appeal Status: N/A
Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE, APPENDIX A, to require all new residential projects in Redevelopment Project Areas in the commercial and residential planned areas of the Central City Community Plan to conform to Design and Streetscape Guidelines. The Plan area is bounded by the Harbor Freeway on the west; the Santa Monica Freeway on the south; Alameda Street on the east; and the Hollywood Freeway on the north.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE, APPENDIX A.
Jane Blumenfeld, (213) 978-1372.

7. **VESTING TENT. TRACT NO. 62062-1A**
CEQA: ENV-2002-7627-MND (REC)
Plan: Venice

Council District: 11
Location: 3224-3226 Thatcher Avenue and
3221 Carter Avenue
Appeal Status: Appealable to Council
Expiration Date: April 7, 2005

PUBLIC HEARING

APPEAL, of a part of the decision by the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 62062 to permit the construction of a 298-unit condominium project. Specifically, the appeal is of Condition No. 14, as it relates to Mello Act Compliance and the number of affordable housing units. The Mello Act requires that the applicant reserve 20 percent of the units for very low and low income housing, or 10 percent for very low income housing.

Applicant: Michael Genthe, Trammell Crow Residential (TCR) Southern California III, Inc.
Appellant: Same

STAFF RECOMMENDS THE COMMISSION CONSIDER MODIFICATION OF CONDITION NO. 14, SUBSEQUENT TO INPUT OF THE HOUSING DEPARTMENT AND ITS REVIEW AND ANALYSIS OF APPELLANT'S INFORMATION.

Michael Lo Grande, (213) 978-1309

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.

8. ZA-2005-0686-CDP

CEQA: ENV-2002-7627-MND

Plan: Venice

Council District: 11

Location: 3224-3226 Thatcher Avenue and
3221 Carter Avenue

Appeal Status: Appealable to Council

Expiration Date: May 25, 2005

PUBLIC HEARING

COASTAL DEVELOPMENT PERMIT, pursuant to Section 12.20.2 of the Municipal Code, to allow the addition of subdivision approval to the previously approved entitlements (under case no. APCW-2002-7626-CDP-SPP-SPR-MEL) which would allow the construction of condominiums rather than apartments, for the proposed demolition of existing structures and pavement; grading; and construction of 298 multiple-family condominium units with associated parking and amenities, 2, 3 and 4-stories, with a maximum height of 61-feet, composed of 375,000 sq. ft. of floor area, and having a total of 671 parking spaces, on a 6.8 acre site.

Applicant: Michael Genthe, Trammell Crow Residential (TCR) Southern California III, Inc.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Jon Foreman, (213) 978-1171.

**The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on THURSDAY, APRIL 14, 2004,
at 200 North Spring Street, City Hall, Room 1010,
Los Angeles, California 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 Commission Executive Assistant at (213) 978-1247.

