

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 14, 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. 7, 8 and 9.

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. 20-Year Service Pin Presentation - Eva Yuan McDaniel, Director of Systems
25-Year Service Pin Presentation - Larry Friedman, Sr. City Planner
- B. Council actions and schedule.
- C. Other items of interest.

2. COMMISSION BUSINESS

- A. 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-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

Continued from 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.

5. **CPC-2004-7549-PUB-ZV-ZAA** **Council District: 15**
CEQA: Categorical Exemption Log Ref. **Location:** 1331 W. 253rd Street
No. T.G. 794 A-4 **Appeal Status:** Appealable to Council
Plan: Wilmington-Harbor City **Expiration Date:** April 14, 2005

Public Hearing completed on February 25, 2005.

Pursuant to Section 14.00 B of the Municipal Code, an **Alternative Compliance Approval for a Public Benefit Project** to permit a fire station with the following alternatives from the performance standards of Section 14.00 A 3: a) to permit a 21 foot high building addition in lieu of the height being no higher than the adjoining building (approximately 12 feet); b) to permit a 0 foot side yard along a portion of the easterly lot line in lieu of the minimum 5 feet required by Section 12.21 C 3(c) of the Municipal Code and a variable 0-foot to approximately 4 foot front yard along the southerly lot line in lieu of the minimum 15 feet

required by Section 12.21 C 3(d) of the Municipal Code; c) to permit no landscape buffer along the easterly lot line and a variable 0-foot to approximately 4-foot width landscape buffer along the southerly lot line in lieu of the minimum 10-foot required; d) to permit a public benefit project for a project in which the majority of the frontage is not on a major or secondary highway; and e) to permit a public benefit project to provide for street dedication only adjoining the subject property in lieu of improvements that would meet the City's standard street dimensions; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:

- a. Sections 12.40 through 12.43 and Guideline-K 1(a) of the Landscape Guidelines to permit the installation of no trees in lieu of the minimum one tree for every four surface parking spaces required; and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following:

- c. Section 12.11 C 2, as referenced in Section 12.21 C 3(c), to permit a 0-foot side yard for the fire station building along a portion of the easterly lot line in lieu of the minimum 5 feet required; and
- d. Section 12.09.1 B 1, as referenced in Section 12.21 C 3(d) to permit a variable 0-foot to approximately 4-foot front yard along the 253rd Street lot line in lieu of the minimum 15-feet required.

The proposed project consists of the expansion/renovation of Fire Station No. 85 with an addition of an ambulance apparatus bay. The construction includes the addition of 1,791 square feet for two new ambulance apparatus bays; and the expansion of the training room, dining area, and captain's dormette area by 865 square feet. The proposed building additions will be one-story, 20 feet, 8 inches in height, with 12 parking spaces.

Applicant: City of Los Angeles Fire Department, Peter Benesch, Battalion chief

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda J. Smith, (213) 978-1170.

6. **CPC-2004-0726-CU-ZV-SPR**
CEQA: ENV-2004-0727-MND
Plan: Harbor Gateway

Council District: 15
Location: 19701 S. Hamilton Avenue
Appeal Status: Appealable to Council
Expiration Date: April 14, 2005

Public Hearing completed on February 18, 2005.

Pursuant to Section 12.24 U 6 of the Municipal Code, a **Conditional Use** to permit an educational institution (university) in the M3-1 Zone; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.20 A to allow a 6-story, 33,500 square foot, 68-room dormitory building as an accessory use of the proposed university; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units/guest rooms.

The proposed project consists of a change of use of a 78,070 square foot portion of an existing, 2-story 130,020 square foot office building to university use with a maximum of 350 students, and construction of a 6-story, 33,500 square foot, 68-room dormitory building.

The total floor area dedicated to the proposed university, including the dormitory building, will be 111,750 square feet. The university will include 18 classrooms, 2 lecture rooms, 2 computer labs, a jewelry workshop, and a 248-seat chapel. A total of 488 parking spaces will be provided, including 215 parking spaces for the university, 48 parking spaces for the dormitory, and 104 parking spaces for the remaining office floor area. The school will serve students from at undergraduate and graduate levels, operating between 9 AM to 10:30 PM on Monday through Thursday, 9 AM to 5 PM on Friday, 9 AM to 2 PM on Saturday, and closed Sunday. Thirty faculty members with nine administrative staff will operate the proposed university.

Applicant: Yoo Min Kim, Chief Financial Officer, Bethesda Christian University

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170.

7. **CPC-2005-0361-CA**
CEQA: ENV-2005-0362-CE
Plan: Central City

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

Continued from 3-31-05.

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.

8. **CPC NO. 2005-1122-CA** **Council District:** 9 and 14
CEQA: ENV-2005-1123-CE **Location:** Various
Plan: Central City **Appeal Status:** N/A
Expiration Date: N/A

Continued from 3-31-05.

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

9. **CPC-2005-1124-CA** **Council District:** 9 and 14
CEQA: ENV-2005-1125-CE **Location:** Various
Plan: Central City **Appeal Status:** N/A
Expiration Date: N/A

Continued from 3-31-05.

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.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on THURSDAY, APRIL 28, 2004,**
at the ***Marvin Braude San Fernando Valley Constituent Service Center,***
6262 Van Nuys Boulevard, First Floor Meeting Room ,
Van Nuys, CA 91401

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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.