

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 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. 8, 9, 10 and 11.

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.

1. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. 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-2005-797-MSC**
CEQA: ENV-2004-798-CE
Plan: South Los Angeles
- Council District:** 1
Location: Various
Expiration Date: N/A
Appeal Status: N/A

Public Hearing completed on May 10, 2005.

Proposed University Park Historic Preservation Overlay Zone (HPOZ) Preservation Plan, for an area generally bounded by the Santa Monica Freeway on the north; 24th Street, Adams Boulevard, and 23rd Street on the south; the Harbor Freeway on the east; and Vermont Avenue on the west. The Proposed Preservation Plan is to protect important cultural and historical sites and resources for historical, cultural, research and community educational purposes.

STAFF RECOMMENDS APPROVAL.
Diana Lowrance, (213) 978-1198.

5. **CPC-2005-1256-GPA**
CEQA: ENV-2005-868-CE
Plan: Central City North
- Council District:** 14
Location: 732 S. Decatur Street
Appeal Status: N/A
Expiration Date: 10-5-05

Public Hearing completed on May 9, 2005.

General Plan Amendment to redesignate 7th Place, between Wilson Street and Decatur Street from a Collector Street to a Local Street, for the proposed vacation of 7th Place, between Wilson Street and approximately 354 feet westerly thereof, as adopted by the City Council on September 12, 2000 (Council File No. 98-1614).

Applicant: Carole Shandler, Purple Banner Corporation

STAFF RECOMMENDS APPROVAL.
Patricia Diefenderfer, (213) 978-1174.

Plan: Wilmington-Harbor City

Expiration Date: 10-5-05

7. **CPC-2005-0762-ZC-GPA-HD**
CEQA: ENV-2005-75-MND
Plan: Southeast Los Angeles

Council District: 9
Location: 530 E. Washington Boulevard
Appeal Status: Appealable to City Council
Expiration Date: 10-5-05

Public Hearing completed on May 27, 2005.

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Southeast Los Angeles Community Plan from Limited Industrial to Community Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from MR1 (Restricted Industrial Zone) and M1 (Limited Industrial Zone) to C2 (Commercial Zone); and

Pursuant to Section 12.32 F of the Municipal Code, a **Height District Change** from Height District 2 (Maximum 6 times the buildable area of the lot, unlimited height) to Height District 1 (Maximum 1.5 times the buildable area of the lot, unlimited height), for the proposed development of a mixed use, transit oriented, project consisting of 136 condominium dwelling units, 99,000 square feet of retail floor area, with a parking structure. The property is currently developed with an existing retail center having one 66,000 square foot building and 6 satellite buildings with a combined floor area of 33,000 square feet. The proposed project will retain the existing retail buildings and add 136 condominium dwellings (approximately 201,281 square feet) above the existing 66,000 square foot retail building, to be approximately 87 feet in height, and a new 6-level parking structure will be added, to be approximately 68 feet in height. The parking structure will have a rooftop tennis court and fence, when added will total approximately 89 feet in height. The six existing commercial buildings are one-story, approximately 17 feet in height and will primarily be used for fast food restaurants and small retail shops. The project will provide a total of 638 parking spaces, including 298 parking spaces for the commercial uses and 340 parking spaces for the residential uses (including 272 spaces for the residents and 68 guest parking spaces). The project is located within close proximity to the MTA Blue Line portal located on Washington Boulevard. The site is on a 243,151 square foot parcel. Note: An additional application (Vesting Tentative Tract No. 62486) has been filed for condominium purposes which will require a separate action by the Advisory Agency.

Applicant: Dennis Needleman, Trustee; Dennis Bruce Needleman Living Trust

STAFF RECOMMENDS APPROVAL OF COMMUNITY COMMERCIAL/[T][Q]C2-1-0 AND HEIGHT DISTRICT 1.
Lynda Smith, (213) 978-1170.

8. **TENTATIVE TRACT NO. 61143-1A**

CEQA: ENV-2004-1985-MND

Plan: West Los Angeles

Council District: 11

Location: 11500 Tennessee Avenue

Appeal Status: Appealable to City Council

Expiration Date: 07-27-05

PUBLIC HEARING

An Appeal, from the entire decision by the Advisory Agency in approving Vesting Tentative Tract Map No. 61143, for an 84-unit joint live-work condominium unit subdivision.

Appellant: John Thompson

Applicant: Michael/Elaine Kaplan (Owner)

David/Janice Blakermore

STAFF RECOMMENDS DENY THE APPEAL.

Emily Gabel Luddy, (213) 978-1327.

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.

9. **CPC-2005-3903-CA**

CEQA: ENV-2005-3904-CE

Plan: ALL

Council District: ALL

Location: Citywide

Appeal Status: N/A

Expiration Date: N/A

PUBLIC HEARING

Proposed Ordinance (Appendix A), amending Section 12.24 U 14 of the Los Angeles Municipal Code, requiring large home improvement stores to set aside areas or shelters for persons seeking employment (day laborers) from customers of a Home Improvement store.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE, APPENDIX A.

Jane Blumenfeld, (213) 978-1372.

10. **CPC-2005-3863-CA**
CEQA: ENV-2005-3864-CE
Plan: ALL

Council District: ALL
Location: Citywide
Appeal Status: N/A
Expiration Date: N/A

PUBLIC HEARING

Proposed Ordinance, Appendix A, adding Section 11.5.10 to the Los Angeles Municipal Code to permit appellants to withdraw appeals.

Applicant: City of Los Angeles

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

11. **CPC-2005-3861-CA**
CEQA: ENV-2005-3862-CE
Plan: Central City

Council Districts: 9 and 14
Location: Central City
Appeal Status: N/A
Expiration Date: N/A

PUBLIC HEARING

Proposed Ordinances, Appendices A and B, amending Section 14.5 of the Los Angeles Municipal Code and Section 8.99.04 of the Los Angeles Administrative Code, for the proposed simplification of the procedure for the transfer of floor area (TFAR) for residential or residential portions of buildings located in the Central Business District and the City Center Redevelopment Project Areas, bounded by the 110 Freeway on the west, the 1010 Freeway on the north, San Pedro Street on the east and the 10 Freeway on the south.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCES, APPENDICES A AND B.
Jane Blumenfeld, (213) 978-1372.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on THURSDAY, JULY 28, 2005,**
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.