

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

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

Mabel Chang, President
David Burg, Vice President
Joy Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Susan Cline, Commissioner
Mary George, Commissioner
Michael M. Mahdesian, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner

Con Howe, Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: Nos. 7, 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.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration

CE - Categorical Exemption

1. ELECTION OF OFFICERS

2. DIRECTOR'S REPORT

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

3. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

4. 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.

5. **CPC-2005-1138-GPA-ZC-CDP-SPR-ZV-ZAA** Council District: 11
CEQA: ENV-2004-3812-EIR Location: 13480 W. Maxella Avenue
Plan: Palms-Mar Vista Del Rey Expiration Date: 08-18-05
Appeal Status: Appealable to City Council

CONTINUED FROM 8-18-05

Public Hearing completed on June 27, 2005.

General Plan Amendment/Zone Change from Limited Manufacturing.M1-1 (Limited Industrial Zone) to General Commercial/RAS4-1 (Residential/Accessory Services Zone);and

Variance from the following:

- a. Section 12.11.5.B.1 to allow retail uses which sell both new and used goods in lieu of permitting only the sale of new goods;
- b. Section 12.11.5.B.3 to allow retail uses that permit more than five persons to be engaged in the production or servicing of goods;
- c. Section 12.11.5.B.4 to permit: **(1)** internally illuminated signs, which otherwise are not permitted, in excess of the maximum allowable 20 square feet in surface area per sign and maximum allowable 30 square feet of surface area for all signs across the entire site; and **(2)** the retention or replacement of two existing monument signs currently identifying the off-site Marriott Hotel and Marie Callendar's premises, and the addition of one new monument sign to direct vehicles from Lincoln Boulevard to the hotel; and

Adjustments to Section 12.11.5.C as follows:

- a. To permit a three foot southerly side yard on proposed Lot 2 (Tentative Tract No. 62205) in lieu of the minimum five feet required;
- b. To permit a zero foot northwesterly side yard on Lot 3 in lieu of the minimum five feet required;
- c. To permit a zero foot rear yard on Lot 3 in lieu of the minimum five feet required; and

Coastal Development Permit; and

Site Plan Review findings for projects which result in an increase of 50 or more dwelling units, for the proposed demolition of five buildings and construction of a mixed use project consisting of up to 244 residential condominium units and approximately 9,000 square feet of retail floor area, in seven buildings with a maximum height of 70-feet, and 594 parking spaces (including 45 spaces for commercial tenants, 488 residential tenant spaces, and 61 guest spaces for the residential tenants) to be provided in one at-grade level parking area and two subterranean levels. The site is 169,498 square feet in area. Note: An additional application (Tentative Tract No. 62205) has been filed for condominium purposes and will require a separate action by the Advisory Agency.

Applicant: Ben Besley, The Olson Company

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT/ZONE CHANGE TO GENERAL COMMERCIAL/RAS4-1, APPROVAL OF VARIANCE, DISAPPROVAL AS FILED OF THE VARIANCE REQUEST FOR SIGNAGE, APPROVAL OF ADJUSTMENTS, COASTAL DEVELOPMENT PERMIT SUBJECT TO CONDITIONS AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Jon Foreman, (213) 978-1171.

6. **CPC-2004-7534-CU-CDP**

CEQA: ENV-2004-7869-MND

Plan: San Pedro

Council District: 15

Location: 2175 W. John S. Gibson Blvd.

Expiration Date: 9-8-05

Appeal Status: Appealable to City Council

Public Hearing completed on July 18, 2005.

Conditional Use, for the construction of an 18,000 square foot correctional or penal institution (jail) to be attached to the proposed Harbor Replacement Los Angeles Police Department Station project; and

Conditional Use for the construction of a 107,057 square foot parking structure with a rooftop helipad for infrequent helicopter landings as part of the proposed Harbor Replacement Los Angeles Police Department Station project; and

Conditional Use for the construction of a 180 foot high communication tower; and

Modification of the height regulations to permit: (1) the proposed Harbor Replacement Los Angeles Police Department Station, the attached jail and the parking structure to be built to a height of 50 feet in lieu of the permitted height of 35 feet for municipal buildings located on property zoned PF-1XL; (2) the proposed communication tower to be built to a height of 180 feet in lieu of the 30 foot height limit of the PF-1XL zone; (3) the construction of an 80 foot high artwork to be located on the site in lieu of the 30 foot height limit of the PF-1XL zone; and (4) a 45 foot high flag pole to be located on the site instead of the 30 foot height limit of the PF-1XL zone; and

Coastal Development Permit, for the proposed demolition of the existing 2 story, 25,374 square foot Harbor Area Police Station building, 3,111 square foot vehicle maintenance building and two modular buildings totaling 1,983 square feet, and construction of a new 2 story 50,695 square foot Harbor Area Police Station building with an attached 2 story, 18,000 square foot penal institution (jail) with 60 beds in 18 cells and 5 dormitories to house detainees for a limited period of time (up to 96 hours) before being transferred to another facility, a 4 level, 107,056 square foot parking structure for 288 vehicles with a 4,096 square foot rooftop helipad for infrequent helicopter landings, surface parking for 288 vehicles including 14 public parking spaces plus mobile unit parking, a single story 8,400 square foot vehicle maintenance and car wash building, a 3,072 square foot roofed fueling station with 2 fuel dispensers, a 180 foot high communication tower, a 45 foot high flagpole, a 7 foot high, 290 foot long concrete masonry wall along the John S. Gibson Boulevard frontage, and appropriate signs located on a 4.58 acre site zoned PF-1XL (Public Facilities Zone).

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS

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

7. **VESTING TENTATIVE TRACT NO.** **Council District:** 9
 62799-1A **Location:** 1155 S. Grand Avenue
 CEQA: ENV-2005-1812-MND **Appeal Status:** Appealable to City Council
 Plan: Central City **Expiration Date:** 9-8-05

PUBLIC HEARING

An Appeal, of a portion of the decision by the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 62799 to permit the 311 joint living and work condominium units and 2 commercial condominium units with a total of 7,294 square feet. Specifically, Condition Nos. 3., 22b and 27 CM-3b, as they relate to street dedication, parking and construction hours.

Appellant: Lot 114 Investors, LLC, Gary Finicle
Applicant: Same

STAFF RECOMMENDS GRANT THE APPEAL IN PART.
Richard Gervais, (213) 978-1364

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-2004-2004-ZV-ZAA-SPR-1A** **Council District:** 11
 (Related Case TT-61143-1A) **Location:** 11500 Tennessee Avenue
 CEQA: ENV-2004-1985-MND **Appeal Status:** Appealable to City Council
 Plan: West Los Angeles **Expiration Date:** 7-24-05 (Extended)

PUBLIC HEARING

An Appeal, from the entire decision by the Zoning Administrator/Advisory Agency in approving ZA-2004-2004-ZV-ZAA-SPR, granting a Variance for an 84-unit joint live-work condominium units in the [Q]M2-1VL-CDO zone.

Appellant: John Thompson
Applicants: Michael/Elaine Kaplan
 David/Janice Blakemore

STAFF RECOMMENDS DENY THE APPEAL.
Lateef Sholebo, (213) 978-1454.

9. **VESTING TENTATIVE TRACT NO.**
61143-1A
(Related Case No. ZA-2004-2004-ZV-SPR).

CEQA: ENV-2004-1985-MND
Plan: West Los Angeles

Council District: 11

Location: 11500 Tennessee Avenue

Appeal Status: Appealable to City Council

Expiration Date: 7-24-05 (Extended)

PUBLIC HEARING

An Appeal, from the entire decision by the Advisory Agency in approving VTT-61143, for an 84-unit joint live-work condominium unit subdivision.

Applicants: Michael/Elaine Kaplan and David/Janice Blakemore
Appellant: John Thompson

STAFF RECOMMENDS DENY THE APPEAL.
Lateef Sholebo, (213) 978-1454.

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.

10. **VESTING TENTATIVE TRACT NO.**
62617-1A
(Related Case No. ZA-2005-1856-CU-ZV-ZAA-1A)

CEQA: ENV-2005-1846-MND
Plan: Hollywood

Council District: 4

Location: 1633 La Brea Avenue (1611-1647 N. La Brea Avenue, 7110-7126 Marshfield Way)

Appeal Status: Appealable to City Council

Expiration Date: 09-19-05

PUBLIC HEARING

An Appeal, from the entire decision by the Advisory Agency in approving Vesting Tentative Tract Map No. 626217, permitting the merger and re-subdivision of six lots into one-lot for the proposed construction of a 180-unit condominium and 13,700 sq. ft of commercial space in six commercial condominium units, with 465 parking spaces on a 71,760 net sq. ft. site in the C4-1VL-SN and R4-1VL zones.

Appellants: Stephen and Debra Bosch; Ming Tsai, Helen Berman; Sheila Lynne Tuchin for the Hollywood Versailles Tower Home Owners Association.
Applicant: John Laing Urban

STAFF RECOMMENDS DENY THE APPEALS.
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.

11. **ZA-2005-1856-CU-ZV-ZAA-1A**
(Related Case No. VTT-62617-1A)
CEQA: ENV-2005-1846-MND
Plan: Hollywood

Council District: 4
Location: 1633 La Brea Avenue (1611-1647 N. La Brea Avenue, 7110-7126 Marshfield Way)
Appeal Status: Appealable to City Council
Expiration Date: 10-24-05

PUBLIC HEARING

An Appeal, from the Associate Zoning Administrator's decision approving a Conditional Use Permit authorizing commercial parking and circulation in the R4-1VL zone; and a Variance, to permit a height of 98-feet and seven-stories of the maximum permitted height of 45 feet and three-stories in the R4-1VL and C4-1VL-SN zones; and a Variance to permit a 4.1 to 1 floor area ratio in C4-1VL-SN zone in lieu of the maximum permitted floor area ratio of 1.5 to 1, and to permit a 3.5 to 1 floor area ratio in the R4-1VL zone in lieu of the maximum permitted floor area ratio of 3 to 1; and a Variance to permit commercial circulation in the R4-1VL zone; and an Adjustment to permit the 180th unit to be based on 160 sq. ft. of lot area in lieu of the required 400 sq. ft in the R4-1VL and C4-1VL-SN zones; and an Adjustment to permit a zero-foot side yard along Marshfield Way in lieu of the required 11-feet in the R4-1VL zone.

Appellants: Stephen and Debra Bosch; Ming Tsai, Helen Berman; Sheila Lynne Tuchin for the Hollywood Versailles Tower Home Owners Association.

Applicant: John Laing Urban

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

12. **CPC-2005-2761-MSC**
CEQA: ENV-2005-5231-CE
Plan: Wilshire

Council District: 4
Location: Various
Appeal Status: N/A
Expiration Date: N/A

Public Hearing completed on August 11, 2005.

Proposed Windsor Square Historic Preservation Overlay Zone Preservation Plan, for an area generally bounded by Beverly Boulevard on the north, both sides of Arden Boulevard on the west, both sides of Van Ness Avenue on the east, and the rear property lines of the commercial zoned properties along Wilshire Boulevard on the south. The Proposed Preservation Plan is to protect important cultural and historical sites and resources for historical, cultural, research and community educational purposes.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED PRESERVATION PLAN.
Kevin D. Jones, (213) 978-1198.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, September 22, 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.