

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

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, OCTOBER 20, 2005, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA**

David Burg, President
Joy Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Susan Cline, Commissioner
Mary George, Commissioner
Robin Hughes, Commissioner
Michael M. Mahdesian, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner

Mark Winogrand, Interim 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: No.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 agendized 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 agendized 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. Advance Calendar
- B. 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.

Plan: Central City

Council District: 9

Location: 180 N. Los Angeles Street

Expiration Date: 10-20-05 (Extended)

Appeal Status: Appealable to City Council

Public Hearing completed on August 26, 2005.

Pursuant to Section 12.24 U 5 of the Municipal Code, a **Conditional Use** to construct a new Los Angeles Police Department Metro Jail Facility; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.21 A 4 (d) to permit 18 parking spaces in lieu of the minimum required 343 spaces for governmental institutions; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50,000 square feet or more of non-residential floor area, for the removal of an existing surface parking lot and the proposed construction, use and maintenance of a new 3-story approximately 171,000 square foot LA Police Department Metro Jail adjacent to the Parker Center Facility to replace the existing jail in the Parker Center Facility. The new jail will be a Type I (maximum 96 hour) detention facility with 512 beds, 18 parking spaces for facility operations, and no on-site public parking on an approximately 2.5 acre lot.

Applicant: City of Los Angeles, Department of Public Works (Sam Tanaka)

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS AND APPROVAL OF SITE PLAN REVIEW FINDINGS.
Diana Lowrance, (213) 978-1209.

5. **CPC-2005-3414-VZC**
CEQA: ENV-2005-3144-MND
Plan: Hollywood

Council District: 4
Location: 1411 North Highland Avenue
Expiration Date: 11-7-05
Appeal Status: Appealable to City Council by applicant if zone change is disapproved in whole or in part.

Pursuant to Section 12.32.Q of the Municipal Code, a **Vesting Zone Change** from C2-1-SN (Commercial Zone) to RAS4-1-SN (Residential/Accessory Services Zone), for the proposed construction of a mixed-use project consisting of 56 new multi-family condominium units and up to 6,800 square-feet of ground floor commercial uses in a building of approximately 65 feet in height, including four residential floors above ground floor retail use. Parking will be provided within an enclosed parking garage at grade and in two subterranean levels. Parking associated with the retail uses will be provided at grade level and parking for the residential units will be provided in the subterranean parking levels. A total of 199 on-site parking spaces will be provided. The site is 30,618 net square feet in area.

Applicant: D.S. Ventures, LLC

STAFF RECOMMENDS APPROVAL OF (T)(Q)RAS4-1-SN.

CEQA: ENV-2004-5580-MND
Plan: Wilshire

Council District: 5
Location: 100 N. La Cienega Boulevard
Expiration Date: 10-20-05
Appeal Status: Appealable to City Council

Public Hearing completed on June 1, 2005.

Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from [Q]C2-1VL and [Q]C1.5-1VL (Commercial Zone) to C2-1 (Commercial Zone); and

Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District 1-VL (maximum 1.5 times the buildable area of the lot, 3 stories or 45 feet maximum height) to Height District 1 (maximum 1.5 times the buildable area of the lot, unlimited height); and

Pursuant to Section 12.24 of the Los Angeles Municipal Code, a **Conditional Use** to permit the following:

- a. Section 12.24 W19 to allow floor area averaging over the entire project site to permit 633,345 square feet of building floor area over two contiguous lots having 423,206 square feet of total lot area, resulting in a unified development with a floor area ratio (FAR) of 1.5 to 1;
- b. Section 12.24 W 27, to allow deviations from the Commercial Corner Development regulations as follows:
 - (1) Restaurant uses to operate between the hours of 6:00 am and 11:00 pm on Sundays through Thursdays, and 6:00 am to 1:00 am on Fridays and Saturdays;
 - (2) Existing grocery store (Ralphs) to operate 24 hours per day, 7 days per week;
 - (3) Section 12.22 A 23(a)1, to permit the following building height deviations in lieu of the maximum building height of 45 feet:
 - (a) A building height of 111 feet with a rooftop activity room up to 119 feet, 6 inches and an elevator shaft up to 127 feet, 6 inches on the northerly portion of the subject property for the mixed use residential condominium;
 - (b) A building height of 79 feet, 3 inches and an elevator shaft up to 94 feet, 3 inches on the southerly portion of the subject property for the mixed use senior assisted living building;
 - (c) Architectural projections extending up to 30 feet above the existing commercial buildings for a total height of 75 feet;
 - (4) Section 12.22 A 23 (a)(3) to permit less than 50 percent transparent glazing on the exterior walls and doors of the ground floor containing non-residential uses that front along Beverly Boulevard in lieu of the minimum 50 percent required;
 - (5) Section 12.22 A 23(a)(4)(i) to permit tandem parking spaces which are otherwise not permitted for commercial uses;
 - (6) Section 12.22 A 23(a)(6)(i) to permit existing pole signs to remain which are otherwise not permitted without a conditional use;
 - (7) Section 12.22 A 23(a)(10)(i) to permit portions of existing and proposed development to include less than the minimum 5-foot wide planted area along all street frontages;
- c. Section 12.24 W 1 to permit the sale and/or dispensing of alcoholic beverages for on-site and/or off-site consumption in conjunction with 8 separate licenses, including

7 existing licenses (one serving a full-line of liquor on-site, 4 beer and wine on-site, and 2 retail stores selling alcoholic beverages for off-site) to remain and one additional on-site full line alcoholic beverage license for a restaurant use; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 17.15 C to permit early construction of buildings in conjunction with the approval of the Vesting Tentative Tract map prior to the recordation of a final tract map; and

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

- a. Section 12.14 C to permit a 0-foot side yard on Third Street for the 6-story, mixed-use assisted living building in lieu of the minimum 9 feet required;
- b. Section 12.21 C 2(a) to permit a 10-foot separation between the proposed residential condominium/mixed use building and an adjacent commercial building located on the same lot, in lieu of the minimum 22 feet required; and

Pursuant to Section 12.24 X 20 of the Municipal Code, a **Determination** to permit the shared parking of a total of 1,332 on-site parking spaces between all of the existing and proposed commercial/retail uses on the subject property; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review Findings** for a project which exceeds 50 residential units, for the proposed development of a mixed use project involving the renovation of an existing, 2-story, 358,117 square foot retail center and addition of two residential components to be constructed over the existing buildings. The proposed residential portions include the addition of a 177-unit senior assisted living facility (139,489 square feet of floor area), 4 stories, resulting in an overall height of 79 feet, 3 inches and a 62-unit residential condominium building (138,598 square feet of floor area), 6 stories, resulting in an overall height of 111 feet, with a rooftop activity room up to 119 feet, 6 inches, on a portion of the roof. The project includes the reconfiguration of the existing retail space and parking garage, addition of 2 new retail pads (10,988 square feet) and construction of an on-site pedestrian walkway to provide internal circulation and access to the site from Third Street. Within the redeveloped and new retail space, the project will include a change of use from office to retail uses, and 3 new restaurants with proposed alcoholic beverage sales. Parking will consist of 1,576 parking spaces (1,332 spaces to be shared between existing and proposed retail uses, 89 parking spaces for the assisted living units, and 155 parking spaces for the residential condominiums) within 2 new subterranean levels, 2 existing surface parking lots, and an existing 5 level parking structure, on a 423,206 square foot lot.

Applicant: Richard Ackerman, BEVCON I, LLC

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)C2-1; APPROVAL OF THE HEIGHT DISTRICT CHANGE; APPROVAL OF THE CONDITIONAL USE AND ADJUSTMENT SUBJECT TO CONDITIONS; DISAPPROVAL OF THE ZONE VARIANCE AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Jim Tokunaga, (213) 978-1172

AFTER 11 A.M.

7. **CPC-2000-2276-ZC-GPA-VZC**
CEQA: ENV-1999-3251-EIR
Plan: Brentwood-Pacific Palisades

Council District: 11
Location: 2050 Stoney Hill Road
Appeal Status: Appealable to City Council by applicant if zone change is disapproved in whole or in part.
Expiration Date: 10-20-05

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Major Plan Review, Geographic Area 3) to the Brentwood-Pacific Palisades Community Plan from Minimum density Residential, Open Space, and Public Facilities to Very Low I density Residential, and Open Space on approximately 164.4 acres of the subject property; and

Pursuant to Section 12.32 Q of the Municipal Code, a **Vesting Zone Change** from RE40-1-H (Residential Estate Zone), [Q]A1-1 (Agricultural Zone), PF-1XL (Public Facility Zone) to RE20-1-H (Residential Estate Zone), and A1-1 (Open Space Zone) on approximately 164.4 acres of the subject property. (See Table below for more detail.), for the proposed development of 29 single family residential dwellings on a proposed 32 lot subdivision, with 3 open space lots, within the subject property of 449.5 net acres.
Note: An additional application (Vesting Tentative Tract No. 53072) has been filed for condominium purposes and will require a separate action by the Advisory Agency.

Table. Existing and requested zone and plan designations.

Existing Zone	Existing Plan Designation	Acreage (approx.)	Requested Zone	Requested Plan Designation
RE40-1-H	Minimum Residential	24.8	RE20-1-H	Very Low I Residential
[Q]A1-1	Open Space	0.9	RE20-1-H	Very Low I Residential
RE40-1-H	Minimum Residential	133.3	A1-1	Open Space
PF-1-XL	Public Facilities	5.4		
Total		164.4		

Applicant: Bruce Freeman, Castle & Cooke California, Inc.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE GENERAL PLAN AMENDMENT TO VERY LOW I DENSITY RESIDENTIAL AND OPEN SPACE AND APPROVAL OF THE VESTING ZONE CHANGE TO [T][Q]RE20-1-H AND [T][Q]A1-1.

8. **VESTING TENTATIVE TRACT NO. 53072-1A**
CEQA: ENV-1999-3251-EIR
Plan: Brentwood-Pacific Palisades

Council District: 11
Location: 2050 Stoney Hill Road
Appeal Status: Appealable to City Council
Expiration Date: 11-3-05

PUBLIC HEARING

An Appeal, from the entire and part of the decision of the Advisory Agency in approving VTT 53072, for a maximum of 29 single-family lots, with Lot Averaging and 3 open space lots.

Appellants: 1) Upper Mandeville Canyon Property Owners Association and Canyon Back Alliance, Inc.
 2) Betsey Landis
 3) Polly Ward
 4) Patricia Bell Hearst
 5) Brentwood Hills Homeowners Association and Save Our Mountains, Inc.
 6) Castle and Cooke California, Inc.

Applicant: Castle and Cooke California, Inc.

STAFF RECOMMENDS DENY THE APPEALS AND MODIFY THE CONDITIONS.
Joey Vasquez, (213) 978-1352

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.

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| 9. CPC-2003-7121-GPA
CEQA: ENV-2003-8325-MND
Plan: Brentwood-Pacific Palisades | Council District: 11
Location: Canyonback Road
Appeal Status: Not appealable to City Council.
Expiration Date: N/A |
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Public Hearing completed on May 18, 2005.

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Brentwood-Pacific Palisades Community Plan to redesignate Canyonback Road from a Hillside Collector Street to Local Street west of Mountaingate Drive. **No project is proposed.**

APPLICANT: City of Los Angeles

STAFF RECOMMENDS DISAPPROVAL.
Jon Foreman, (213) 978-1171.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 27, 2005,**
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.