

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 10, 2005, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA**

Diego Cardoso, Commissioner
Regina M. Freer, Commissioner
Robin R. Hughes, Commissioner
Andres F. Irlando, Commissioner
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
William Roschen, Commissioner
Jane Ellison Usher, Commissioner
Michael K. Woo, 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: 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 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/cpcagnda.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. 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-2004-3934-CU-ZV
CEQA: ENV-2004-3936-MND**

Plan: Boyle Heights

Council District: 14
Location: 1102 South Lorena Street
Expiration Date: 11-12-05
Appeal Status: CU appealable to City Council;
ZV appealable to City Council, if granted.

Public Hearing completed on September 30, 2005.

Pursuant to Section 12.24 U 24 of the Municipal Code, a **Conditional Use** to permit the construction, use and maintenance of a public charter high school in the C1-1 Zone; and

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

1. Section 12.21 A 4(d) to allow 40 parking spaces in lieu of the minimum 69 spaces required for the proposed high school (based on the ratio of one parking space for every 500 square feet of school building floor area);
2. Section 12.21 A 4(e) to allow 0 parking spaces in lieu of the minimum 96 spaces required for the proposed auditorium (based on the ratio of one parking space for each 35 square feet of auditorium floor area); and
3. Section 12.21 A 4(c)(2) to allow 0 parking spaces in lieu of the minimum 23 spaces required for the proposed boxing center (based on the ratio of one parking space for each 100 square feet of floor area for the portion of the building being utilized for the boxing center).

The proposed project consists of demolition/removal of existing school modular buildings, gymnasium, and community center and construction of a new public charter high school, approximately 40,000 square feet, with 25 classrooms, 3 stories, 51 feet high, which will accommodate a maximum of 520 students, grades 9 through 12, with hours of operation from 8:00 a.m. to 5:00 p.m., Monday through Friday. Proposed staff includes 25 teachers and 9 administrative staff and 3 staff for the gymnasium. Additionally, the project includes the development of a new 2,344 square-foot boxing center for public use, which will replace the existing boxing center. The project will provide a total of 40 surface parking spaces.

Applicant: Marshall Tuck, Green Dot Public Schools

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174.

- | | |
|--|--|
| 6. <u>CPC-2002-6992-CU</u>
CEQA: ENV-2002-6993-MND
Plan: Southeast Los Angeles | Council District: 15
Location: 10341 Graham Avenue
Expiration Date: 11-10-05
Appeal Status: Appealable to City Council. |
|--|--|

Public Hearing completed on August 12, 2005.

Pursuant to Section 12.24 U 21 of the Municipal Code, a **Conditional Use** to permit a joint public and private development in the PF-1 (Public Facilities) Zone, for the proposed construction, use and maintenance of a 39,673 square foot, four-story, 77-foot high building consisting of a two-screen, 600 seat motion picture theater and a 17,251 square foot community educational training facility on a 68,654 square foot site. The community educational facility would serve 120 students and provide training in the entertainment and

communications industries. The proposed project will provide a total of 160 parking spaces on three lots, 27 spaces on-site and 133 off site.

Applicant: Ms. Barbara Stanton, Watts Cinema and Education Center, Inc.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

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

7. **VESTING TENTATIVE TRACT NO.**
61125-1A

CEQA: ENV-2004-5580-MND

Plan: Wilshire

Council District: 5

Location: 100 N. La Cienega Boulevard

Appeal Status: Appealable to City Council

Expiration Date: 11-11-05

PUBLIC HEARING

Appeals of the entire decision by the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 61125, to permit 62 new residential condominium units and 355,256 square feet of commercial space.

Appellants: BevCon I, LLC (Applicant)
Burton Way Homeowners Association
Beverly-Wilshire Homes (Member Beverly-Wilshire HOA)

Applicant: BevCon I, LLC

STAFF RECOMMENDS GRANT THE APPEALS 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. **CPC-2004-2290-CA**
CEQA: ENV-2004-2291-CE
Plan: Citywide

Council District: All

Location: Citywide

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Proposed Draft Ordinance (Appendix A) amending Sections 12.21 A 12, 17.02, 17.05 H 7, 17.05 R, 17.06 B 13, 17.06 C, 17.51 D, 17.52 I of the Los Angeles Municipal Code, to bring provisions of the Code regarding Oak Trees in conformance with revisions to Section 46 (Oak Tree Regulations) and 96.303.5 of the Municipal Code.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED DRAFT ORDINANCE

(APPENDIX A).
Michael O'Brien, (213) 482-7082.

9. **ZA-2004-2004-ZV-ZAA-SPR-1A**
(Related Case TT-61143-1A)
CEQA: ENV-2004-1985-MND
Plan: West Los Angeles

Council District: 11
Location: 11500 Tennessee Avenue
Appeal Status: ZV, if granted, is further
appealable to City Council
Expiration Date: 7-24-05 (Extended)

Continued from 9-22-05.

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.

10. **CPC-2005-2843-CU**
CEQA: ENV-2005-2844-MND
Plan: Northeast Los Angeles

Council District: 14
Location: 1600 N. Campus Road
Expiration Date: 11-10-05
Appeal Status: Appealable to City Council

Public Hearing completed on September 16, 2005.

Pursuant to Section 12.24 U 24 of the Los Angeles Municipal Code, a **Conditional Use** to permit an addition to an existing educational institution in the R1-1 zone; and

Pursuant to Section 12.24 F of the Los Angeles Municipal Code, a modification of the height regulations to permit a maximum building height of approximately 79 feet in the R1-1 zone, for the proposed construction, use and maintenance of a new student residence building, approximately 183,600 square feet in size, having 274 beds, 4 stories, maximum 79 feet in height as defined by the Municipal Code (height measured within five feet of the building will be approximately 55 feet) on a 27,393 square foot sloping lot. Parking for 235 vehicles will be provided in three levels (one above grade level and two subterranean levels).

Applicant: Occidental College, Harold W. Hewitt Jr.

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

NOTE: Due to the Thanksgiving Holiday,
the next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 17, 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.