

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 9, 2006, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA**

Jane Ellison Usher, President
Andres F. Irlando, Vice President
Diego Cardoso, Commissioner
Regina M. Freer, Commissioner
Robin R. Hughes, Commissioner
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
William Roschen, 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: 4, 5, 6, 7 and 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 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. Council actions and schedule.
- B. Other items of interest.
- C. Briefing on Off-Site Poster Signs.
(The City Planning Commission may go into a closed Executive Session pursuant to Government Code Section 54956.9).
- D. Briefing on the City Planning Department Budget.

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Commission Requests.
- C. Minutes of 1-26-06.
- D. Report on the Transfer of Transportation Planning Functions from the Department of Transportation to the Department of City Planning.

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.

Consent items are deemed to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. However, if a Commissioner requests discussion on one of these, it will be considered after the balance of the consent items have been voted upon.

BEGIN CONSENT

4. **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: Appealable to City Council
Expiration Date: Extended to 4-13-06.

Continued from 9-8-05 and 11-10-05.

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 GRANT THE APPLICANT'S REQUEST TO CONTINUE THE MATTER TO APRIL 13, 2006.
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.

END CONSENT

AFTER 9:00 a.m.

5. **CPC-2006-0048-ICO**
CEQA: ENV-2006-0049-CE
Plans: Central City North, Northeast Los Angeles, Hollywood, Sherman Oaks-Studio City-Toluca Lake, Reseda-West Van Nuys and Canoga Park-Winnetka-Woodland Hills.
Council Districts: 1, 2, 3, 4, 5, 6, 13, and 14.
Location: Properties adjoining the Los Angeles River
Expiration Date: N/A
Appeal Status: N/A

LIMITED PUBLIC HEARING

Proposed Interim Control Ordinance, for the approval of entitlements and the issuance of building permits for projects adjoining the Los Angeles River. The Interim Control area shall apply to any lot located in whole or in part within the three areas along the Los Angeles River as follows: 1) One-thousand (1,000) feet from the edge of the channel beginning at the point at which State Highway 134 crosses the river and ending at the City limits south of where Washington Boulevard crosses the river; 2) Five hundred (500) feet from the edge of the channel beginning at the point at which Interstate Highway 405 crosses the river and ending at the point at which State Highway 134 crosses the river; and 3) Three hundred (300) feet from the edge of the channel beginning at Fallbrook Avenue and ending at the point at which Interstate Highway 405 crosses the river.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.

Marc Woerschling, (213) 978-1396

6. **CPC-2006-7068-ICO**
CEQA: ENV-2004-7069-CE-ICO
Plan: Northeast Los Angeles
Council Districts: 1 and 14.
Location: Various areas within the Northeast Community Plan: Mt. Olympus-Paradise Hill-Rose Hill; Monterey Hills, El Sereno, and Mt. Washington-Glassell Park.
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Proposed Interim Control Ordinance, to temporarily prohibit the issuance of building permits in excess of certain floor area thresholds for the hillside subareas generally described as follows:

Subarea I. Mount Olympus Flattop generally bounded by Griffin Avenue to the West; Griffin Avenue, Avenue 39, Bernice Place, Montecito Drive, and Roberta Street to the North; Sierra Street and Alta Street to the East; and Fenn Street, Prewett Street, Abrigo Avenue and Pomona Street to the South;

Paradise Hill generally bounded by Eva Terrace to the West; Gillig Avenue and Rising Drive to the North; Amethyst Street and Onyx Drive to the East; and Altura Street and Onyx Drive to the South;

Department of Water and Power (DWP) Rose Hills generally bounded by Roberta Street to the North, Reynolds Avenue to the East, and Luther Street to the South.

A small parcel bounded by Avenue 43 to the South and West, Latona Avenue to the North, and Montecito Drive to the East.

Subarea II. El Sereno generally bounded by Soto Street and Huntington Drive to the West, Turquoise Street and Cato Street to the North, Kewanee Street to the East, and Multinomah Street to the South.

Subarea III. Monterey Hills generally bounded by Collis Avenue to the East; the City of South Pasadena to the North, Potrola Avenue to the East, and Edison Street and Novgorod Street to the South.

Subarea IV. Mt. Washington - Glassell Park area includes three portions of predominantly vacant land. The northwest portion is generally bounded by Crestmore Place, Mimosa Drive, Ackerman Drive, Division Street, and Rome Drive. The northeast portion is generally bounded by San Andreas Avenue, San Rafael Avenue, Moon Avenue, Shanley Avenue, Marmion Way, Crane Boulevard, Glenalbyn Drive, and Seaview Avenue. The southern portion is generally bounded by Avenue 37, Mt Washington Drive, Glenalbyn Drive, and Isabel Street.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.

Jose Carlos Romero, (213) 978-1180.

AFTER 10:00 AM

7. **CPC-2005-4358-ZC-ZAA**
(Related Case VTT-63297-1A)
CEQA: EIR SCH NO. 1985052903
Plan: Hollywood
- Council District:** 13
Location: 6250 Hollywood Boulevard
Appeal Status: ZC appealable to City Council by applicant, if disapproved; ZAA appealable to City Council
Expiration Date: 2-10-06

Public Hearing completed on December 7, 2005.

Pursuant to Section 12.32. A and 12.32.B of the Municipal Code, a **Zone and Height District Change** from C4-2D-SN (Commercial Zone with Development Limitations, Hollywood Signage Supplemental Use District), to [T][Q]C4-2-SN (Commercial Zone); and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.16 C.2 to permit variable 5- to 8- foot side yards for the interior yard abutting the existing Taft Building in lieu of the minimum 16 feet required; and

Pursuant to Section 12.24.Y of the Municipal Code, a **10% Reduction** of off-street parking spaces for commercial projects within 1,500 feet from the portal of a transit facility.

The proposed project consists of demolition of approximately 70,000 square feet of existing buildings (exclusive of the facade of the Herman Building located at 1632-1640 ½ Vine Street which will be incorporated into the project) located within the Hollywood Commercial and Entertainment District listed on the National Register of Historic Places. The proposed project is for the construction of a mixed use development ranging in height from 75 feet to 150 feet, consisting of 375 apartment units, 150 condominium units, a 300 room hotel with ancillary restaurant, retail and spa uses, and approximately 61,500 square feet of retail/restaurant space. The project includes 79 affordable housing units and between 1,268 and 1,311 parking spaces including 244 spaces for residents of the condominiums, 589 spaces for residents of the apartments, and between 435 and 478 spaces for hotel and retail uses. The site is approximately 4.6 acres in size.

Applicant: Legacy Partners 2480, LLC and HEI/GC Hollywood & Vine LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE AND HEIGHT DISTRICT CHANGE TO [T][Q]C4-2-SN AND APPROVAL OF THE ADJUSTMENT SUBJECT TO CONDITIONS.

Jim Tokunaga, (213) 978-1172.

8. **VTT-63297-1A** **Council District:** 13
(Related Case CPC-2005-4358-ZC-ZAA) **Location:** 6250 Hollywood Boulevard
CEQA: EIR SCH NO. 1985052903 **Appeal Status:** Appealable to City Council
Plan: Hollywood **Expiration Date:** 2-9-06

PUBLIC HEARING

An Appeal, from the Deputy Advisory Agency's approval of Vesting Tentative Tract Map 63297, permitting the subdivision for a proposed 16-lot subdivision (2 ground and 14 airspace lots) for the proposed new construction, use and maintenance of 150 residential condominium units, 375 apartments units, a 300-room hotel, and 61,500 square feet of retail/restaurant spaces with 1,311 on-site parking spaces on a 202,316 net square foot site in the C4-2D-SN zone.

Appellant: Robert B. Blue, Blue Family Trust
Robert Silverstein, (Rep)

Applicant: Legacy Partners, LLC and HEI/GC Hollywood & Vine LLC

STAFF RECOMMENDS DENY THE APPEAL.
Michael Lo Grande, (213) 978-1309

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.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 23, 2006**,
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.