

OFFICIAL
CITY OF LOS ANGELES
City Planning Commission Minutes
February 9, 2006
8:30 a.m.
200 North Spring Street
Room 1010, City Hall
Los Angeles, California 90012

MINUTES OF THE CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1256.

The meeting was called to order by the Commission President, Jane Ellison Usher at 8:45 a.m. Commissioners present: Diego Cardoso, Regina M. Freer, Robin R. Hughes, Andres F. Irlando, Sabrina Kay, Fr. Spencer T. Kezios, William Roschen and Michael K. Woo.

1. **DIRECTOR'S REPORT**

1. Council actions and schedule.

B. Other items of interest.

The interim Planning Director, Mark Winogrand, and Deputy Director, Bob Sutton gave a Director's Report.

C. Briefing on Off-Site Poster Signs.

Assistant City Attorney Kenneth Fong and Chief of Code Enforcement, Department of Building and Safety, Dave Keim, gave a briefing.

D. Briefing on the City Planning Department Budget.

Julia Kirwan, Planning Department staff gave a briefing.

2. **COMMISSION BUSINESS**

A. Advance Calendar.

The President requested items be calendared.

B. Commission Requests.

A. Minutes of 1-26-06.

Minutes were adopted by consent with no objection.

D. Report on the Transfer of Transportation Planning Functions from the Department of

Transportation to the Department of City Planning.

The matter was not discussed and was taken off the calendar.

3. PUBLIC COMMENT PERIOD

Commissioner Woo introduced a Chinese delegation.

Six speakers commented on the sign ordinance, illegal billboards and the procedure for continuing agendized cases.

**4. ZA-2004-2004-ZV-ZAA-SPR-1A
(Related Case TT-61143-1A)
CEQA: ENV-2004-1985-MND
Plan: West Los Angeles
Continued from 9-8-05 and 11-10-05.**

Council District: 11
Location: 11500 Tennessee Avenue
Appeal Status: Appealable to City Council
Expiration Date: Extended to 4-13-06.

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

Lateef Sholebo, (213) 978-1454.

DISCUSSION:

Staff, applicant and the public spoke regarding the continuance.

The Commission discussed continuances and the mechanisms for notification of continued matters. The President requested that staff devise strategies for improving notice of continuances, and that a discussion of same be placed on the Advance Calendar.

Planning Department staff agreed to provide 500-foot radius notification if the matter is put back on the calendar. The applicant was instructed to provide the Planning Department with appropriate address labels, including the names and addresses of those who spoke and/or signed in at the meeting today. The applicant further agreed to provide personal notice, to the fullest extent possible, of the next hearing to those who spoke and/or signed in at the meeting today.

Commissioner Kay moved to take the item off calendar; Commissioner Hughes seconded.

Vote: 9-0

AFTER 9:00 a.m.

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

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 RECOMMENDED APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.
Marc Woerschling, (213) 978-1396

DISCUSSION:

Staff and Los Angeles River Ad Hoc Committee representatives spoke. The Chief Planning Deputy of Council District 4 requested a continuance, supported by testimony from the Councilman and numerous other speakers. A limited public hearing was conducted.

Commissioner Woo recommended amendments to the proposed Interim Control Ordinance which included justifying the need for such an ordinance and clarifying and justifying the list of Exceptions under Section 2. B. and the list under Section 4. Project Permit (A thru G).

Commissioner Kay moved to take the item off calendar and recommended the proposed amendments; Commissioner Kezios seconded.
Vote: 8-0 (Commissioner Irlando left the meeting)

6. **CPC-2006-7068-ICO** **Council Districts:** 1 and 14.
CEQA: ENV-2004-7069-CE-ICO **Location:** Various areas within the Northeast Community
Plan: Northeast Los Angeles 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 Multnomah 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 RECOMMENDED APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.

Jose Carlos Romero, (213) 978-1180.

DISCUSSION:

Staff gave an overview and made corrections to the staff report. The Deputy Director indicated that two Council offices had requested the matter be taken off calendar. A public hearing was conducted on the topic of taking the matter off calendar.

Commissioner Cardoso moved to take the matter off calendar; Commissioner Kezios seconded.

Vote: 7-0

(Commissioners Irlando left the meeting; Commissioner Woo not present at time of polling)

AFTER 10:00 AM

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| 7. <u>CPC-2005-4358-ZC-ZAA</u>
(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 |
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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 RECOMMENDED 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.

DISCUSSION:

Items 7 and 8 were heard together.

Staff, the Community Redevelopment Agency, a representative of the Mayor, and the applicant commented in support of the proposed project. Public comment was heard.

The City Planning Commission deliberated and proposed the following changes:

Amend Finding No. 7a, to support increasing the requested FAR.

Modify Condition Q.A.2. to delete "Exhibit A" and add language to ensure the proposed project complies substantially with the detailed project plans in the official case file.

Modify Condition A.7. to state that the Covenant of Agreement will be filed by the Community Redevelopment Agency.

Modify Condition A.20 to change the hours of construction to "7 a.m. to 9 p.m. ".

Add a new condition confirming protection of the views of the Taft Building as set forth in the accompanying staff reports.

Add a new condition requiring hardscape plans be approved by the Department of City Planning.

The President moved to approve the staff recommendation as modified and amended; Commissioner Woo seconded.

Vote: 6-0

(Commissioner Roschen recused; Commissioners Irlando and Cardoso left the meeting)

8. **VTT-63297-1A**
(Related Case CPC-2005-4358-ZC-ZAA)
CEQA: EIR SCH NO. 1985052903
Plan: Hollywood
PUBLIC HEARING

Council District: 13
Location: 6250 Hollywood Boulevard
Appeal Status: Appealable to City Council
Expiration Date: 2-9-06

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

DISCUSSION:

Items 7 and 8 were heard together.

The City Planning Commission agreed that the conditions of approval and the findings of the Deputy Advisory Agency decision be modified and amended to conform with the companion case, CPC-2005-4358-ZC-ZAA..

The President moved to deny the appeal and sustain the Deputy Advisory Agency decision as modified and amended; Commissioner Woo seconded.

Vote: 6-0

(Commissioner Roschen recused; Commissioners Irlando and Cardoso left the meeting)

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:15 P.M.

Jane Ellison Usher, President

Gabriele Williams, Commission Executive Assistant II
City Planning Commission

Adopted on March 9, 2006