

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 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

S. Gail Goldberg, 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: 7.

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.
- C. Minutes of 2-9-06 & 2-23-06.

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. CPC-2005-7876-CU

CEQA: ENV-2005-7877-CE
Plan: South Los Angeles

Council District: 8

Location: 3900 S. Western Avenue

Appeal Status: Appealable to City Council

Expiration Date: 3-12-06

Public Hearing completed on January 23, 2006.

Pursuant to Section 12.24 U 19 of the Municipal Code, a Conditional Use to permit the construction of a library in the OS-1XL (Open Space Zone), for the proposed demolition of existing tennis courts, a temporary building and approximately 15 parking spaces which are currently part of the Martin Luther King Jr. Park and the proposed construction of a new single story approximately 15,000 square foot Regional Branch Library providing 76 parking spaces on a 71,000 square foot site in the OS-1XL zone.

Applicant: Sam S. Tanaka, City of Los Angeles, Library Facilities Program

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Patricia Diefenderfer, (213) 978-1174.

END CONSENT

5. CPC-2005-7334-VZC-ZV-ZAA-ZAD

CEQA: ENV-2005-7196-MND
Plan: Hollywood

Council District: 13

Location: 5825-5827 W. Sunset Boulevard

Expiration Date: 3-17-06

Appeal Status: Appealable to City Council

Public Hearing completed January 11, 2006.

Pursuant to Section 12.32.Q of the Los Angeles Municipal Code, a **Vesting Zone Change** from C2-1-SN (Commercial Zone) to RAS4-2-SN (Residential Accessory Services Zone); and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** to permit driveway access across a more restrictive zone (RAS4) to a less restrictive zone (C2); and

Pursuant to Section 12.28.A of the Municipal Code, an **Adjustment** to permit 54 dwelling units in lieu of the 52 dwelling units permitted; and

Pursuant to Section 12.24.X.I of the Municipal Code, a **Determination** for a reduced passageway of five-feet in lieu of the 12-feet required; and reduced side yards of zero-feet in lieu of the five-feet required, for the Adaptive Reuse for the conversion of an existing 90 room hotel into 54 apartment units (Lot 1), and the conversion of an existing 35,340 square

foot commercial building into 20 residential condominium units (Lot 2), and two commercial condominium units (2,000 square feet combined). There is a total of 118 surface and subterranean parking spaces. The project site is 42,875 square feet.

Applicant: Marc Annotti, DS Ventures, LLC

STAFF RECOMMENDS APPROVAL OF [T][Q]RAS4-1-SN; APPROVAL OF THE VARIANCE AND THE DETERMINATION, SUBJECT TO CONDITIONS OF APPROVAL AND DISAPPROVAL OF THE ADJUSTMENT.

Jim Tokunaga, (213) 978-1172

6. **CPC-2005-7325-VZC-ZV-SPR**

CEQA: ENV-2005-7196-MND

Plan: Hollywood

Council District: 13

Location: 5831-5841 W. Sunset Boulevard

Expiration Date: 3-17-06

Appeal Status: Appealable to City Council

Public Hearing completed January 11, 2006.

Pursuant to Section 12.32.Q of the Los Angeles Municipal Code, a **Vesting Zone Change** from C2-1-SN (Commercial Zone) to RAS4-2-SN (Residential Accessory Services Zone); and

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

- a. to permit 81 dwelling units in lieu of the maximum 66 dwelling units permitted;
- b. to permit no loading area for the commercial floor area in lieu of the one loading space required;
- c. to permit second floor commercial floor area not permitted by the RAS4 Zone; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a project consisting of more than 50 dwelling units, for the proposed demolition of an existing 7,500 square foot one-story industrial building and the construction of an eight story, mixed-use building consisting of 81-residential condominium units, and six commercial condominium units (on two floors). The project will provide 189 parking spaces for the residential units and 28 parking spaces for the commercial component. The project site is 26,250 net square feet.

Applicant: Marc Annotti, DS Ventures, LLC

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF [T][Q]RAS4-1-SN; DISAPPROVAL OF THE VARIANCE AND DISAPPROVAL OF THE SITE PLAN REVIEW.
Jim Tokunaga, (213) 978-1172.

7. **CPC-2005-8250-ICO** **Council Districts:** All
CEQA: ENV-2005-8251-CE **Location:** Citywide
Plans: All **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

Proposed Interim Control Ordinance (ICO) to temporarily prohibit the conversion or demolition of residential hotels citywide.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ICO (APPENDIX A).
Jane Blumenfeld, (213) 978-1372.

AFTER 10:00 A.M.

8. **CPC-2005-1002-ZC-SPE-CDP-MEL-ZAA-SPP-SPR** **Council District:** 11
CEQA: ENV-2004-1407-EIR **Location:** 100 E. Sunset Avenue
Plan: Venice **Appeal Status:** Appealable to City Council
Expiration Date: 03-09-06

Continued from 10-27-05, 12-08-05 and 1-26-06.

Public Hearing completed on August 22, 2005.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from M1-1 (Limited Industrial Zone) to CM-1 (Commercial Manufacturing Zone); and

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the following Sections of the Venice Coastal Zone Specific Plan (Ordinance 177,693):

- a. Section 10.F.3 to permit maximum building heights of up to 56-feet in lieu of the maximum permitted 30-feet for buildings with flat roofs, or maximum 35-feet for buildings with varied roof lines;
- b. Section 11.A. 3 to permit the subject property to be developed floor area ratio (FAR) of 2.05 to 1, in lieu of the maximum permitted FAR of 1.5 to 1; and

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

- a. Section 12.17.1 C 1 to permit a side yard setback along Main Street of 5-feet in lieu of the minimum required 7-foot setback;
- b. Section 12.17.1 C 2 to permit 175 dwelling units in lieu of the maximum permitted 156 units in the requested CM-1 Zone (Note: the project will also

include 39 density bonus units for a total of 214 units); and

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; and

Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.); and

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Venice Coastal Zone Specific Plan; and

Pursuant to Section 16.05 **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units, for the demolition of an existing Metro Bus terminal and the proposed construction of an approximately 255,766 square foot mixed use building varying in height from 3 to 5 stories, 30-feet to 56-feet in height consisting of 214 residential condominium units and 10,000 square feet of commercial floor retail space, including a 7,000 square foot health club, 1,000 square foot coffee shop and 2,000 square feet of neighborhood serving retail. The project includes 39 density bonus units, of which 17 will be affordable to very low income residents. The project will provide a total of 662 parking spaces including 341 spaces for residents, 59 spaces for guests and 262 spaces for the commercial tenants. Parking will be provided in two subterranean levels. The site is approximately 136,618 square feet in size. Note: A separate case has been filed (Vesting Tentative Tract No. 61526) for subdivision purposes which will require a separate public hearing before the Advisory Agency.

Applicant: Robert D'Elia, RAD Jefferson, LLC

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)CM1-1, APPROVAL OF THE MELLO ACT COMPLIANCE; APPROVAL OF THE SPECIFIC PLAN EXCEPTION, COASTAL DEVELOPMENT PERMIT, ADJUSTMENT, AND PROJECT PERMIT COMPLIANCE SUBJECT TO CONDITIONS OF APPROVAL; AND DISAPPROVAL OF THE SITE PLAN REVIEW.
Jon Foreman, (213) 978-1171.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, March 23, 2006**,
at the ***Van Nuys City Hall***
14410 Sylvan Street
Room 201, Council Chamber
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.