

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 13, 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: 4 AND 10.

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.

4. **CPC-2006-1958-SPA** Council District: 14
CEQA: ENV-2006-1959-MND Location: Various
Plan: Northeast Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Proposed Ordinance (Appendix A) amending the Colorado Boulevard Specific Plan to create a "Community Parking Pilot Project" that will provide an alternative means for commercial uses to comply with the Specific Plan's parking requirements within a portion of Colorado and Eagle Rock Boulevards. The "Community Parking Pilot" Area will comprise of lots which have street frontage on Colorado Boulevard between College View and Loleta Avenues and on Eagle Rock Boulevard between Colorado Boulevard and Yosemite Drive.

Applicant: City of Los Angeles

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

5. **CPC-2005-0044-CU** Council District: 9
CEQA: EIR SCH No. 2004041020 Location: 334 South Main Street
Plan: Central City Expiration Date: 4-13-06
Appeal Status: Appealable to City Council

Public Hearing completed February 13, 2006.

Pursuant to Section 12.24.U.14 of the Municipal Code, a Conditional Use for a Major Development Project that will result in an increase of more than 100,000 square feet of non-residential floor area, for the proposed removal of an existing 600-space surface parking lot, a general commercial building, and the Downtown Women's Center (which will be relocated at a nearby off-site location) and the construction of nine buildings ranging in height from approximately 33 feet to 150 feet, consisting of a maximum of 365 residential units and 203,400 square feet of retail space with 1,173 subterranean parking spaces on an approximately 217,364 square foot (4.99 acre) site.

Applicant: Saeed Farkhondehpour, The Medallion, Inc.

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

6.

CEQA: ENV-2004-958-MND
Plan: Wilshire

Council Districts: 4

Location: 5920-5952 Melrose Avenue

Appeal Status: Appealable by applicant if disapproved.

Expiration Date: 4-24-06

Public Hearing completed on February 8, 2006.

Pursuant to Section 12.32.F of the Municipal Code, a **Zone Change** from C1-1VL (Limited Commercial Zone) to RAS3-1VL (Residential/Accessory Services Zone), for the proposed demolition of an existing 54-unit apartment building and the construction of 54-residential condominium units, and 9,625 square feet of ground floor retail in a four story (maximum 50-feet in height) building. The project will provide 108 parking spaces for the residential units and 13 residential guest parking spaces, in addition there will be 55 commercial parking spaces.

NOTE: Approval of a zone change in full or in part does not convey granting of an exemption from the Hancock Park Neighborhood Interim Control Ordinance (ICO), Ordinance 176,228 (ZI 2314). Any demolition on this site regardless of the project will require an exemption from the ICO by the City Council.

Applicant: Arnel Investments, LLC

STAFF RECOMMENDS DISAPPROVAL OF THE ZONE CHANGE.
Jim Tokunaga, (213) 978-1172.

7.

CEQA: ENV-2004-997-ND
Plan: Southeast

Council District: 15

Location: 10723-10725 S. Compton Ave.

10801-10803 S. Compton Ave.

10800-10810 S. Compton Ave.

1608 E. 108th Street

Appeal Status: N/A

Expiration Date: N/A

Public Hearing completed on January 12, 2006.

Pursuant to Sections 11.5.6 and 12.32 of the Municipal Code, a General Plan Amendment from Low Medium I density Residential to General Commercial and a Zone Change from R2-1 and [Q]R4-1 to C2-1. No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO GENERAL
COMMERCIAL AND APPROVAL OF THE ZONE CHANGE TO C1.5-1VL.
Faisal Robles, (213) 978-1205

8. **CPC-2005-7334-VZC-ZV-ZAA-ZAD** Council District: 13
CEQA: ENV-2005-7196-MND Location: 5825-5827 W. Sunset Boulevard
Plan: Hollywood Expiration Date: 4-13-06 (Extended)
Appeal Status: Appealable to City Council

CONTINUED FROM 3-9-06.

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 CONTINUANCE TO MAY 11, 2006.
Jim Tokunaga, (213) 978-1172

9. **CPC-2005-7325-VZC-ZV-SPR** Council District: 13
CEQA: ENV-2005-7196-MND Location: 5831-5841 W. Sunset Boulevard
Plan: Hollywood Expiration Date: 4-13-06 (Extended)
Appeal Status: Appealable to City Council

CONTINUED FROM 3-9-06.

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 CONTINUANCE TO MAY 11, 2006.
Jim Tokunaga, (213) 978-1172.

AFTER 10:30 A.M.

10. CPC-2004-7068-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.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, April 27, 2006**
at the ***Van Nuys City Hall***
14410 Sylvan Street
Council Chamber, 2ND Floor
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.