

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 11, 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: 6 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/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-2005-5847-CA](#) **Council District:** ALL
[CEQA: ENV-2005-6077-CE](#) **Location:** Citywide
Plan: ALL **Expiration Date:** N/A
Appeal Status: N/A

Public Hearing held on March 14, 2006.

Proposed Ordinance (Exhibit A) amending the Los Angeles Municipal Code by adding Section 13.12, and amending Sections 12.04, 12.24 and 12.32, to add enabling language pertaining to initiation and establishment of Off-Campus Housing (OCH) Districts citywide.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE, EXHIBIT A.
Charlie Rausch, (213) 978-1167.

5. [CPC-2005-5848-OCH](#) **Council Districts:** 1 and 8
[CEQA: ENV-2005-6078-CE](#) **Location:** Various
Plans: South Los Angeles & portion of Southeast Los Angeles **Expiration Date:** NA
Appeal Status: N/A

Public Hearing completed March 14, 2006.

Establishment of the University Off-Campus Housing (OCH) District for all parcels bounded by the Santa Monica (I-10) Freeway to the north, Harbor (I-110) Freeway to the east, Martin Luther King, Jr. to the south and Normandie Avenue to the west.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Charlie Rausch, (213) 978-1167.

6. [CPC-2006-1953-CA](#) **Council Districts:** ALL
[CEQA: ENV-2006-1964-CE](#) **Location:** Citywide
Plans: ALL **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

Proposed Ordinance (Exhibit A) amending the Los Angeles Municipal Code, by adding new sections, Section 12.22.A.27 (Exceptions) and Section 12.24.W.4 (Conditional Use Permit) and amending Sections 12.14 and 12.16 (C2 and C4 Uses) and 12.17.6 (M1 zone) to modify development standards, modify Conditional Use procedures, modify by-right procedures and rules governing automotive uses 500 feet or further from adjacent residential uses or zones.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE (EXHIBIT A).
Richard Platkin, (818) 374-5037

7. [CPC-2005-8980-HD-ZV-ZAA-SPR](#)
[CEQA: ENV-2005-8971-MND](#)
Plan: Wilshire

Council District: 10
Location: 1011-1031 Serrano Avenue
Appeal Status: HD further appealable by applicant; ZV, ZAA, SPR further appealable by any aggrieved party to City Council.
Expiration Date: 5-14-06.

Public Hearing completed on March 1, 2006.

Pursuant to Section 12.32.B of the Los Angeles Municipal Code, a **Height District Change** from R4-1 (Multiple Dwelling Zone with Floor Area Ratio of 3:1) to R4 -2 (Multiple Dwelling Zone with Floor Area Ratio of 6:1); and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** to permit a portion of a 58-unit condominium building observing a Floor Area Ratio of 5:1 in lieu of the maximum 1.5:1 permitted in the C2-1 Zone; and

Pursuant to Section 12.28.A of the Municipal Code, a **Zoning Administrator's Adjustment** to permit a front yard setback of 10-feet in lieu of the 15-feet required, for the proposed construction of a 58-unit residential condominium building with 130 parking spaces (116 for residents, 14 guest parking). The proposed building will be six stories above two levels of subterranean parking, approximately 72-feet in height. The site is 31,050 net square feet and is currently vacant.

Applicant: Green Harbor, LLC

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)R4-2, AND APPROVAL OF THE ADJUSTMENT; AND DISAPPROVAL OF THE VARIANCE.
Jim Tokunaga, (213) 978-1470.

8. [CPC-2006-0324-CU](#)
[CEQA: ENV-2006-0325-CE](#)
Plan: Southeast Los Angeles

Council District: 9
Location: 5756 Alba Street
Expiration Date: 5-13-06
Appeal Status: Appealable to City Council

Public Hearing completed on May 17, 2006.

Pursuant to Section 12.24.U.11 of the Los Angeles Municipal Code, a **Conditional Use** for a Hazardous Waste Facility in the M3 zone. This facility stores, treats and disposes hazardous waste generated by households and industry. No change in current operations is proposed.

Applicant: Clean Harbors Los Angeles, LLC

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Madhu Kumar (213) 978-1162.

9. [CPC-2006-2165-ICO](#) **Council District:** 10
[CEQA: ENV-2006-2166-CE](#) **Location:** Various
Plan: Wilshire **Expiration Date:** N/A
Appeal Status: N/A

PUBLIC HEARING

An Interim Control Ordinance (ICO) to temporarily regulate the issuance of building and demolition permits in a portion of the Wilshire Plan Area, within the proposed Wilshire Park Historic Preservation Overlay Zone (HPOZ), an area generally bounded by Wilshire Boulevard on the north, Olympic Boulevard on the south, Wilton Place on the east, and both sides of Bronson Avenue on the west.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE INTERIM CONTROL ORDINANCE.
David Gay, (213) 978-1181.

AFTER 1 P.M.

10. [CPC-2002-230-HPOZ](#) **Council Districts:** 4 & 5
[CEQA: ENV-2006-1017-CE](#) **Location:** Various
Plans: Wilshire & Hollywood **Expiration Date:** N/A
Appeal Status: N/A

Public Hearing completed on March 30, 2006.

Establishment of the Hancock Park Historic Preservation Overlay Zone (HPOZ), for an area generally bounded by Melrose Avenue on the north, Rossmore Avenue on the east, Wilshire Boulevard on the south, and Highland Avenue on the west.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE HANCOCK PARK HISTORIC PRESERVATION OVERLAY ZONE (HPOZ).
David Gay, (213) 978-1181.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 25, 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.