

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 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: 8, 9, 10 and 12.

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.

AGENDAS 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 www.lacity.org/PLN. **Click the "Meetings and Hearings" quick link. CPC agenda are available under any of the seven service areas.**

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-1986-406-DA](#)
CEQA: EIR-83-0282 (SUB)CUZ)(ZV)
Plans: Westchester-Playa Del Rey

Council District: 6
Location: Various
Expiration Date: N/A
Appeal Status: N/A

INFORMATION ONLY

Annual Review of Howard Hughes Center Development Agreement, for the period of November 2004 through November 2005, for development in an area located at 5999, 6060, 6080 and 6100 Center Drive, 6601 and 6701 Center Drive West, 6801 and 6833 Park Terrace Drive.

Applicant: Arden Realty Limited Partnership

NOTE AND FILE. NO ACTION REQUIRED.
Bridgett Wooten, (213) 978-1216.

5. [CPC-2005-1423-CU-ZV](#)
CEQA: ENV-2005-1424-MND-REC
Plan: Wilshire

Council District: 4
Location: 238 S. Manhattan Place
Expiration Date: 7-13-06
Appeal Status: Appealable

Public Hearing completed on January 6, 2006.

Pursuant to Section 12.24 U 24 of the Los Angeles Municipal Code, a **Conditional Use**, to permit expansion of an existing private school located in the R3-1 and C2-1 zones; and

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

- a. Section 12.21 A 4 to permit 144 parking spaces in lieu of the minimum required 192 spaces.
- b. Section 12.21 C 5 (h) to permit internal driveway circulation between a more restrictive zone (R3) and a less restrictive zone (C2) which is otherwise not permitted.

The request is for the continued use and maintenance of an existing private elementary school serving grades K through 8 with a current enrollment of 350 students located on a 110,262 square foot site by adding the following: an additional 100 students for a total

enrollment of 450 students; construction of a 2-story, 11,260 square foot classroom building on the western portion of the site fronting Manhattan Place; and construction of an 11,530 square foot gymnasium on the eastern portion of the site fronting Western Avenue. The proposed project also includes the demolition of two apartment buildings totaling 15 units, a vacant auto dealership and associated repair garage, and an 800 square foot school maintenance building. Proposed school hours of operation are 7:30 a.m. to 6:00 p.m., Monday through Friday.

Applicant: Msgr. Terrance L. Fleming, St. Brendan School

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda J. Smith, (213) 978-1174.

6. [CPC-2006-324-CU](#)
CEQA: ENV-2006-0325-CE
Plan: Southeast Los Angeles

Council District: 9
Location: 5756 Alba Street
Expiration Date: 7-15-06
Appeal Status: Appealable

CONTINUED FROM 5-11-06

Public Hearing completed on March 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. The request is for the continued use and maintenance of an existing hazardous waste facility which 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.

7. [CPC-2005-4856-GPA-ZC-HD-ZAD](#)
CEQA: ENV-2005-4801-MND
Plan: San Pedro

Council District: 15
Location: 1427 N. Gaffey Street
Expiration Date: 10-11-06
Appeal Status: Appealable

Public Hearing completed on April 10, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 154, Geographic Area 2) to the San Pedro Community Plan from Limited Manufacturing to Community Commercial and Low Medium II Density

Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]M1-1VL (Limited Industrial Zone) to C2-1 (Commercial Zone) and RD1.5-1 (Restricted Density Multiple Dwelling Zone); and

Pursuant to Section 12.32 F of the Municipal Code, a **Height District Change** from 1VL (maximum 3 stories or 45-feet) to 1 (maximum 45-feet); and

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

- a. Section 12.21.C.1(g) to permit variable height walls and gates up to 10-feet in lieu of the maximum 42-inches permitted in a front yard and 6-feet permitted in a side yard;
- b. Section 12.14.C.2 to permit a rear yard setback of 3-feet for one dwelling unit in lieu of the minimum required 15-foot setback in the C2-1 zone.

The proposed project consists of demolition of 13 petroleum storage tanks and construction of 134, detached condominiums, two- and three-stories in height, as part of a two-lot subdivision on an approximately 496,584 square foot irregular shaped site. Each dwelling unit will provide a two car garage; 92 guest parking spaces will be provided for a total of 360 parking spaces. *(Note: A separate case, Vesting Tentative Tract No. 62465, has been filed for condominium and subdivision purposes which will require a separate notice and public hearing before the Advisory Agency).*

Applicant: Harbor Highlands, LLC, Richard Gould

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO COMMUNITY COMMERCIAL AND LOW MEDIUM DENSITY RESIDENTIAL AND AMENDMENT TO PLAN MAP FOOT NOTE 3; APPROVAL OF THE ZONE CHANGE TO [T][Q]C2-1 AND [T][Q]RD1.5-1; APPROVAL OF THE HEIGHT DISTRICT CHANGE TO 1; AND APPROVAL OF THE ADJUSTMENT FOR THE WALL SUBJECT TO CONDITIONS AND DISAPPROVAL OF THE ADJUSTMENT FOR SETBACK.
Jon Foreman, (213) 978-1171.

8. [CPC-2005-1988-GPA-ZC-HD-ZV](#)

CEQA: ENV-2005-0748-MND

Plan: San Pedro

Council District: 15

Location: 111, 203-233 N. Harbor Blvd.

Expiration Date: 9-6-06.

Appeal Status: Appealable

LIMITED PUBLIC HEARING

Pursuant to Section 11.5.8 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 150, Geographic Area 2) to the San Pedro Community Plan from Light Manufacturing to Community Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from MR2-1VL (Restricted Light Industrial Zone) and (Q)C2-1XL (Commercial Zone) to RAS4-1L (Multiple

Dwelling Zone); and

Pursuant to Section 12.32 F of the Municipal Code, a **Height District** Change from 1XL (Extra Limited Height District) to 1L (Limited Height District); and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** from Section 12.21 A 4 to permit 18 off-site parking stalls in lieu of the minimum 16 on site spaces required for retail establishments; and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** from Section 12.18 of the Code and Ordinance 161,731 to permit early construction of the proposed development on the existing MR2-1VL and (Q)C2-1XL zoned property; and

Pursuant to Section 12.22 A 25 (d) of the Municipal Code, an **Affordable Housing Production Incentive** to permit one parking space per restricted affordable dwelling unit regardless of the number of habitable rooms.

The proposed project consists of the demolition of existing retail shopping center and recreational vehicle storage lot and construction of a 6-story maximum 69 foot high mixed use project. The proposed project consists of 158 condominium dwelling units and approximately 8,046 square feet of ground floor retail space with 300 proposed parking spaces for residential parking and 18 off-site parking spaces for commercial parking to be provided at grade level and in one subterranean level, on an 84,417.2 square foot site. *(Note: An additional application, Tentative Tract No. 62561, has been filed for condominium purposes and will require a separate action by the Advisory Agency.)*

Applicant: Pacific Realty Ventures

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO COMMUNITY COMMERCIAL AND AMENDMENT TO PLAN MAP FOOTNOTE 3; APPROVAL OF THE ZONE CHANGE TO [T][Q]RAS4-1L; APPROVAL OF THE HEIGHT DISTRICT CHANGE TO 1L; DISAPPROVAL OF THE VARIANCE REQUESTS; AND APPROVAL OF THE AFFORDABLE HOUSING INCENTIVE.
Jon Foreman, (213) 978-1171.

AFTER 11 A.M.

9. [**CPC-2005-7325-GPA-VZC-CU-ZV-SPR**](#)
CEQA: ENV-2005-7196-MND (REC)
Plan: Hollywood

Council District: 13
Location: 5831-5841 W. Sunset Boulevard
Expiration Date: 7-14-06
Appeal Status: Appealable

CONTINUED FROM 4-13-06.

LIMITED PUBLIC HEARING

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Hollywood Community Plan, Footnote No. 12, to increase the maximum floor area ratio (FAR) permitted in the Highway Oriented commercial designation from the current 1.5:1 to 3:1; and

Pursuant to Section 12.32.Q of the Los Angeles Municipal Code, a **Vesting Zone/Height District Change** from C2-1-SN (Commercial Zone) to C2-2D-SN (Commercial Zone with "D" limitation on FAR); and

Pursuant to Section 12.24.W.19 of the Municipal Code, a **Conditional Use** approval for floor area ratio averaging across three lots for a unified development FAR of 2.59:1; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.14.C.2 of the Municipal Code to permit a reduced side yard setback of 5-feet in lieu of the 9-feet required, and a reduced rear yard setback of 5-feet in lieu of the 10-feet required; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a project consisting of more than 50 dwelling units.

The proposed project consists of the demolition of an existing 7,500 square foot one-story industrial building and the construction of a six story, 79-unit residential condominium building (66-units by the permitted zone density, and 13-units by Density Bonus). Five of the 79-units will be Live/Work units (fronting Sunset Boulevard). The project will provide 177 on-site parking spaces for the condominium units, and an additional 52 parking spaces on this site will be allocated for the adjacent commercial project to the east. The project site is 25,350 net square feet.

Applicant: Marc Annotti, DS Ventures, LLC

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO PLAN FOOTNOTE NO. 12, SUBJECT TO CONDITIONS AND LIMITATIONS; APPROVAL OF THE VESTING ZONE/HEIGHT DISTRICT CHANGE TO C2-2D-SN; APPROVAL OF CONDITIONAL USE SUBJECT TO CONDITIONS; APPROVAL OF THE VARIANCE SUBJECT TO CONDITIONS; AND APPROVAL OF THE SITE PLAN REVIEW.
Jim Tokunaga, (213) 978-1470.

10. [CPC-2005-7334-VZC-GPA-CU-SPR](#)
CEQA: ENV-2005-7196-MND
Plan: Hollywood

Council District: 13
Location: 5825-5827 W. Sunset Boulevard
Expiration Date: 7-14-06
Appeal Status: Appealable

CONTINUED FROM 4-13-06.

LIMITED PUBLIC HEARING

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Hollywood Community Plan, Footnote No. 12, to increase the maximum floor area ratio (FAR) permitted in the Highway Oriented commerce designation to 3:1. and

Pursuant to Section 12.32.Q of the Los Angeles Municipal Code, a **Vesting Zone/Height District Change** from C2-1-SN (Commercial Zone) to C2-2D-SN (Commercial Zone with "D" limitation on FAR);

Pursuant to Section 12.24.W.19 of the Municipal Code, a **Conditional Use** approval for floor area ratio averaging across three lots for a unified development FAR of 2.59:1; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a project consisting of more than 50 dwelling units.

The proposed project consists of the subdivision of five parcels into two parcels for the conversion of an existing 90 room hotel into 52 apartment units (Lot 1), and the adaptive reuse conversion of an existing 35,340 square foot commercial building into 20 commercial condominium units for creative offices (Lot 2). Parking for the residential units will be provided on site for 52-spaces and an additional 27 tandem spaces will also be available. Parking for the commercial condominiums will be on the ground level of the rear of the building for 32-spaces and 52 off-site parking spaces will be available on the abutting property to the west. The project site is 42,875 square feet.

Applicant: Marc Annotti, DS Ventures, LLC

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO PLAN FOOTNOTE NO. 12, SUBJECT TO CONDITIONS AND LIMITATIONS; APPROVAL OF THE ZONE/HEIGHT DISTRICT CHANGE TO C2-2D-SN; APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS; AND APPROVAL OF THE SITE PLAN REVIEW.
Jim Tokunaga, (213) 978-1172.

AFTER 12:30 P.M.

11. [**CPC-2005-2338-PUB-CU-ZAA**](#)
CEQA: ENV-2005-2339-EIR
Plan: Boyle Heights

Council District: 14
Location: 2111 E. First Street
Expiration Date: 7-13-06 (Extended)
Appeal Status: Appealable

Public Hearing completed on May 26, 2006.

Pursuant to Section 12.24 U 21 of the Municipal Code, a **Conditional Use** for construction of a 105,920 square foot Los Angeles Police Department (LAPD) parking structure and surface parking lot, to be located primarily in the PF-1-XL (Public Facilities Zone); and

Pursuant to Section 12.24. W 49 of the Municipal Code, a **Conditional Use** for the construction of a 180 foot high wireless telecommunications tower located in the RD1.5-1 zone; and

Pursuant to Section 12.24 F of the Municipal Code, a **modification of the Zoning Code height and area regulations** to permit:

- (a) the proposed parking structure to be built to a height of approximately 40 feet, 3 inches in lieu of the permitted maximum height of 35 feet for municipal buildings in the PF-1XL Zone pursuant to Section 12.21.1 B.5 of the Municipal Code;
- (b) the proposed wireless communication tower to be built to a height of 180 feet in lieu of the 45 foot height limit of the RD1.5-1 Zone;
- (c) the proposed wireless communication tower to be located approximately 24 feet from the front property line along St. Louis Street in lieu of the minimum required 55 foot setback otherwise required for accessory structures in the RD1.5-1 Zone pursuant to Section 12.21 C.5(b) of the Municipal Code;
- (d) the trash/recycling area to be constructed approximately 46 feet from the front property line along Chicago Street instead of 55 feet from the front property line as otherwise required for accessory structures in the RD1.5 Zone pursuant to Section 12.21 C.5(b) of the Municipal Code; and
- (e) a nine foot high wall and sliding gate to be located along the property line and within the required 15 foot front yard setback along St. Louis Street and a 6 foot high masonry wall to be located within the 15 foot front yard setback along Chicago Street in lieu of the maximum 3 foot, 6 inch height otherwise permitted pursuant to Section 12.22 C.19(f)(2) of the Municipal Code; and

Pursuant to Section 14.00.B.5 of the Municipal Code, an **Alternative Compliance Approval for a Public Benefit Project** to permit the construction of a 54,278 square foot Police Station with the following alternatives from the performance standards of Municipal Code Section 14.00.A.3: (a) to permit buildings that are higher than the building heights on adjoining properties; (b) to permit varying setbacks from zero to approximately 23 feet in lieu of the setbacks required for institutions; (c) to permit a second identification sign, approximately 1' 4" x 10' 8", in lieu of only one identification sign which does not exceed 20 square feet in area being permitted; and (d) to permit the facility to be constructed, used and maintained on a site where the majority of the frontage is not on a major or secondary highway; and

Pursuant to Section 12.27 of the Municipal Code, an **Adjustment** from the following:

(1) Section 12.01.1.B.1 to permit a zero front yard setback along the St. Louis and Chicago Street frontages in lieu of the minimum required 15 foot front yard setback; (2) Section 12.01.1.B.2 to permit zero foot side yard setbacks in lieu of the minimum required five foot setbacks; (3) Section 12.21.1.C.3.(b) to permit a patio area and perimeter wall along St. Louis Street to observe a side yard setback of 6 feet in lieu of the minimum required 10 foot side yard setback otherwise required when corner lots having institutional uses abut a lot in an R Zone; and (4) Section 12.21.C.5.(h) to permit, as an accessory use, parking for staff and visitors to be located in the more restrictive RD1.5 Zone than that of the main police station use which is to be located in the less restrictive C2 and PF Zones.

The proposed project consists of **expansion of the existing Hollenbeck Police Station site from 2.05 acres to 3.74 acres through the acquisition of several adjacent**

residential and commercial properties. The project consists of the purchase of additional land, the demolition of the existing police station buildings and facilities, the demolition of five apartment units and 12 single family residences, the demolition of a parking lot, the partial demolition (except for the front 20 to 30 feet in depth) of the former Vladek Center which is now a church, and the preservation and relocation of a mosaic by artist Joseph Young. The project also consists of the construction of a 2-story, 33 foot, 4 inch high, 54,278 square foot police station, a 1-story, 21 foot, 4 inch high 8,810 square foot vehicle maintenance building, a vehicle wash facility, a vehicle fueling area with underground fuel tanks, the replacement and relocation of a 180 foot high wireless communication tower, a 3-level plus rooftop, 40 foot, 3 inch high 105,920 square foot parking structure with parking for 284 vehicles, and surface parking for 58 vehicles including 12 visitor parking spaces.

Applicant: Sam Tanaka, City of Los Angeles, Bureau of Engineering

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda Smith, (213) 978-1170.

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| 12. <u>CPC-2006-3785-ICO</u>
CEQA: ENV-2006-4034-CE
Plan: Silver Lake – Echo Park –
Elysian Valley | Council District: 13
Location: Various
Expiration Date: N/A
Appeal Status: N/A |
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PUBLIC HEARING

Proposed Interim Control Ordinance (ICO) to temporarily regulate the issuance of building and demolition permits in a portion of the Silver Lake – Echo Park – Elysian Valley Community Plan Area within an area generally bounded by Sunset Boulevard on the north, the Hollywood Freeway on the south, Bonnie Brae Street on the west, and Echo Park Avenue on the east.

Applicant: City of Los Angeles

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

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, July 27, 2006**
at the **Van Nuys City Hall**
14410 Sylvan Street
Council Chamber, 2ND Floor
Van Nuys, CA 91401

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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.