

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 10, 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 THROUGH 8.

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

ND - Negative Declaration

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-2006-9912-PUB-ZV-ZAD](#)
CEQA: ENV-2006-9911-MND
Plan: Bel Air-Beverly Crest

Council District: 11
Location: 265 Carolwood Drive
Expiration Date: 8-10-06
Appeal Status: Appealable to Council

LIMITED PUBLIC HEARING

Pursuant to Section 14.00 of the Municipal Code, an **Alternative Compliance Approval for a Public Benefit Project** to permit an art museum in the RE40-1 zone with the following alternatives from the performance standards of Municipal Code Section 14.00 A.3 (a) to permit deviations from the parking requirements of section 12.21 A of the Municipal Code as described in Request No. 2 below, (b) to permit the museum to be located on a lot that is not a corner site, and (c) to permit the museum to be located on a lot that fronts on a local street in lieu of being located on a site which has the majority of its frontage on a major or secondary highway; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following: (a) Section 12.21 A.4 to provide 22 parking spaces in lieu of the 29 spaces required; and (b) Section 12.21 A.5 to deviate in the design of the parking spaces by permitting tandem parking spaces in the main driveway and a carport in lieu of providing parking stalls which are individually accessible; and

Pursuant to Section 12.24 X.7 of the Municipal Code, a **Wall/Fence Height Determination** from Section 12.21 C.1(g) to permit the continued use and maintenance of an existing 6 foot

high wall/hedge in the front yard setback of an R zoned property in lieu of the maximum 42-inch height otherwise permitted, to permit the use, maintenance and operation of an existing single family dwelling, accessory buildings, parking areas, and gardens as a private art museum providing approximately 22 parking spaces for visitors and staff on an 82,491 square foot lot. Tours of the museum are by appointment only, Monday through Friday between the hours of 10:00 a.m. and 4:00 p.m.

Applicant: Billie Milan Weisman, Director of the Frederick R. Weisman Art Foundation

STAFF RECOMMENDS APPROVAL OF THE REQUESTS SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171.

5. [Vesting Tentative Tract 63368-1A](#)

CEQA: ENV-2005-5738-MND

Plan: Central City

PUBLIC HEARING

Council District: 9

Location: 510 South Spring Street

Expiration Date: 8-10-06

Appeal Status: Appealable to Council.

AN APPEAL, from the decision, in part, of the Deputy Advisory Agency in approving Vesting Tentative Tract No. 63368, composed of one lot, for adaptive reuse of an existing office building into a maximum 154 residential units and the conversion of 10,278 square feet of office floor area into 2 commercial units.

Applicant: Security Buildings Loft Partners, LP

Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Theodore L. Irving, (213) 978-1366

6. [Tentative Tract 62964-1A](#)

CEQA: ENV-2005-4238-MND

Plan: Westwood

PUBLIC HEARING

Council District: 5

Location: 10763-10777 Wilshire Blvd.

Expiration Date: 8-10-06

Appeal Status: Appealable to Council.

THREE APPEALS, from the decision, in part, of the Deputy Advisory Agency in approving Tentative Tract No. 62964, composed of one lot, for a maximum 60-unit residential condominium subdivision.

Applicant: DK Partners

Appellants: (1) DK Partners (Harvey Goodman, Representative)
(2) La Salle Apartments Tenants Group
(3) Holmy-Westwood Property Owners Association
(Sandy Brown, Representative)

STAFF RECOMMENDS DENIAL OF THE THREE APPEALS.

Lateef Sholebo, (213) 978-1454.

AFTER 11:00 A.M.

7. **Tentative Tract 63843-1A**
ZA-2005-7883-ZV-ZAA-1A
CEQA: ENV-2005-7868-MND
Plan: South Los Angeles

Council District: 1
Location: 1408-1430 W.
Washington Blvd.
Expiration Date: 8-10-06
Appeal Status: TT appealable to
Council; ZV, appealable to Council,
if granted.

PUBLIC HEARING

APPEAL, from the entire decision of the Deputy Advisory Agency, denying Tentative Tract No. 63843, composed of one lot, for a maximum 56 residential condominium dwellings; and

APPEAL, from the entire decision of the Associate Zoning Administrator decision, denying (1) a Variance to permit 56 dwelling units for the entire dual zone site, in lieu of 34 dwelling units in the [Q]C2-1 zone and the maximum 5 dwelling units in the RD1.5-1 zone; (2) a Variance to permit a 2.6:1 FAR for the entire site in lieu of the 3:1 FAR in the RD1.5-1 zone and the 1.5-1 FAR in the [Q]C2-1 zone; and (3) a Variance to permit a 55-foot building height in lieu of the maximum permitted 45 feet on the northerly 17 feet of the RD1.5-1 zoned portion; approving a Variance to permit access from a more restrict zone to a less restrictive zone (RD1.5-1 to [Q]C2-1); and denying a Zoning Administrator's Adjustment to permit reduced front and rear yards of 10 feet instead of the required 15 feet.

Applicant: Anastasi Development
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL FROM THE DEPUTY ADVISORY AGENCY DECISION AND DENIAL OF THE APPEAL FROM THE ASSOCIATE ZONING ADMINISTRATOR DECISION.
Theodore L. Irving, (213) 978-1366

8. [CPC-2005-630-ZC-ZAA-SPR](#)
CEQA: ENV-2005-631-MND
Plan: Hollywood

Council District: 13
Location: 1736 McCadden Place
Expiration Date: 8-10-06
Appeal Status: Appealable

Public Hearing completed on April 19, 2006.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C4-2D-SN to C4-2-SN (to remove 'D' restriction) incident to a 3-lot airspace subdivision in connection with TT-61726; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** approval; and

Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator Adjustment** to permit the following: (a) reduction in parking to one space per dwelling unit for 22 Moderate

Income units, irrespective of habitable rooms; (b) reduction in parking for 196 market rate residential condominium units; and (c) reduction in setbacks, for the project project consisting of a 3-lot air space subdivision on a 2.0544 net acre (89,491 net square feet) site: **Lot 1** - An 8-story structure with 218 new residential condominium units (196 market rate units and 22 Moderate Income Units); **Lot 2** - one level of subterranean parking with 209 commercial parking spaces; **Lot 3** - two levels of subterranean parking with 417 resident and guest parking spaces for the residential condominiums on Lot 1.

Applicant: David Schwartzman, D.S. Ventures

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)C2-1 SN; APPROVAL OF THE SITE PLAN REVIEW; APPROVAL OF THE ZONING ADMINISTRATOR ADJUSTMENT; AND DISMISSAL OF THE REQUEST FOR REDUCTION IN PARKING FOR MARKET RATE UNITS AND REQUEST FOR REDUCED SETBACKS.

Fernando Tovar, (213) 978-1349.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, August 24, 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.