

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

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, SEPTEMBER 14, 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, 10, 11 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 agenda 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](http://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 agendaed here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

**If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

**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. POLICY SUBCOMMITTEES**

Update and Discussion.

**4. REPORT**

Interplay between LAMC Section 12.24.U 26 and SB 1818.

**5. 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.

6. [CPC-2006-1771-GPA-ZC-SPR](#)  
CEQA: ENV-2004-1985-MND-REC  
Plan: West Los Angeles

**Council District:** 11  
**Location:** 11500 Tennessee Ave.  
**Expiration Date:** 12-13-06  
**Appeal Status:** ZC and SPR  
appealable

PUBLIC HEARING - Completed on June 19, 2006.

Pursuant to Section 11.5.6 of the Los Angeles Municipal Code, a **General Plan Amendment** (Periodic Plan Review, Geographic Area 3) to the West Los Angeles Community Plan from Light Industrial to Neighborhood Commercial Land Use and;

Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from [Q]M2-1VL-CDO (Light Industrial Zone) to [T][Q]C2-1VL-CDO (Commercial Zone) and;

Pursuant to Section 16.05 of the Los Angeles Municipal Code, **Site Plan Review** Findings for projects which result in an increase of 50 or more dwelling units;

For the proposed demolition of an existing warehouse and the proposed construction, use and maintenance of an 84-unit joint live/work quarters condominium.

Applicant: City View Tennessee Lofts 84, LLC

STAFF RECOMMENDS APPROVAL OF THE **GENERAL PLAN AMENDMENT** TO THE WEST LOS ANGELES COMMUNITY PLAN FROM LIGHT INDUSTRIAL TO NEIGHBORHOOD COMMERCIAL; APPROVAL OF **ZONE CHANGE** FROM [Q]M2-1VL-CDO TO [T][Q]C2-1VL-CDO, AND APPROVAL OF **SITE PLAN REVIEW** SUBJECT TO CONDITIONS OF APPROVAL .

Jon Foreman, (213) 978-1171.

7. [TT- 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  
Boulevard  
**Expiration Date:** 9-14-06  
**Appeal Status:** ZAA not further  
appealable

PUBLIC HEARING – Continued from August 10, 2006.

**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, denying (1) a Variance to permit 56 dwelling units for the entire dual zone site, in lieu of maximum 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 APPEALS.  
Theodore L. Irving, (213) 978-1366.

8. [\*\*CPC-2005-7528-ZC-SPR\*\*](#)

CEQA: ENV-2005-7521-MND

Plan: Wilshire

**Council District:** 10

**Location:** 3670 W. Wilshire Blvd.

**Expiration Date:** 9-21-06

**Appeal Status:** Further appealable

PUBLIC HEARING – Completed on June 7, 2006.

Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from (T)(Q)C2-2 (Commercial Zone) to (T)(Q)C2-2 to amend (Q) Qualified Conditions from a prior zone change for a different project; **and**

Pursuant to Section 16.05 of the Los Angeles Municipal Code, **Site Plan Review** Findings for projects which result in an increase of 50, 000 or more square feet of non-residential floor area.

For the proposed construction, use and maintenance of a mixed-use project consisting of 378 residential condominium units and approximately 8,000 square feet of retail/restaurant use with 883 Code required parking spaces.

Applicant: Legacy Partners 3670 Wilshire, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM (T)(Q)C2-2 TO (T)(Q)C2-2 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF **SITE PLAN REVIEW** FINDINGS.

Jim Tokunaga, (213) 978-1470.

**AFTER 11:30 AM**

**9. [CPC-2004-6275-SPP-SPR](#)**

CEQA: ENV-2004-6269-EIR

**Plan:** West Los Angeles

**Council District:** 5

**Location:** 10131 W. Constellation Blvd.

**Expiration Date:** 9-14-06

**Appeal Status:** Further appealable to City Council

PUBLIC HEARING - Completed on May 24, 2006.

Pursuant to Section 11.5.7 of the Los Angeles Municipal Code, a **Project Permit Compliance** with the Century City North Specific Plan (Ordinance No. 156,122) and;

Pursuant to Section 16.05 of the Los Angeles Municipal Code, **Site Plan Review** Findings for projects which result in an increase of 50 or more dwelling units;

For the proposed demolition of existing structures and associated parking and the proposed construction, use and maintenance of 483 residential condominium units.

Applicant: Century City Realty, LLC

STAFF RECOMMENDS DISAPPROVAL AS FILED, APPROVAL OF **PROJECT PERMIT COMPLIANCE AND SITE PLAN REVIEW** SUBJECT TO CONDITIONS.

Jon Foreman, (213) 978-1171.

**10. [VTT-61958-1A](#)**

CEQA: ENV-2004-6269-EIR

**Plan:** West Los Angeles

**Council District:** 5

**Location:** 10131 Constellation Blvd.

**Expiration Date:** 10-06-06

**Appeal Status:** Further appealable

PUBLIC HEARING

**THREE APPEALS**, of the entire decision of the Advisory Agency, in approving Vesting Tentative Tract No. 61958 for a 7-lot, 483 unit, residential condominium development project.

Applicant: Century City Realty, LLC; Representative: Robert Nowak

Appellants: **A1)** Barbara Broide, Westwood South of Santa Monica Blvd. HOA

**A2)** Jonathan A. Brod

**A3)** Michael Eveloff, Tract No. 7260 Association

STAFF RECOMMENDS DENIAL OF THE THREE APPEALS.

Jon Foreman, (213) 978-1171.

**AFTER 1:30 P.M.**

**11. [VTT-64632-1A](#)**

**Related Case:** ZA-2005-8211-ZV-ZAA-ZAI-SPRR

**CEQA:** ENV-2005-8212-MND

**Plan:** Wilshire

**Council District:** 10

**Location:** 3033-3037 Wilshire Blvd.

**Expiration Date:** 9-14-06

**Appeal Status:** Further appealable

**PUBLIC HEARING**

**APPEAL**, from part of the decision of the Advisory Agency in approving **Vesting Tentative Tract No. 64632** for the proposed construction, use and maintenance of 190 joint live/work condominiums and 2 commercial retail condominium units.

Applicant: DK Partners, L.P.

Appellant: Helen Yi (On behalf of the tenants at 3055 Wilshire and Jamison Prop., Inc.)

STAFF RECOMMENDS DENIAL OF APPEAL.

E. Gabel Luddy, (213) 978-1454.

**12. [ZA 2005-8211-ZV-ZAA-ZAI-SPR-1A](#)**

**Related Case:** VTT-64632-1A

**CEQA:** ENV-2005-4212-MND

**Plan:** Wilshire

**Council District:** 10

**Location:** 3033-3037 Wilshire Blvd.

**Expiration Date:** 9-14-06

**Appeal Status:** ZV Further appealable

**PUBLIC HEARING**

**APPEAL**, from part of the decision of the Zoning Administrator, granting a **Zone Variance**, a **Zoning Administrator's Adjustment**, and a **Zoning Administrator's Interpretation**, and **Site Plan Review**; for the proposed construction, use and maintenance of a 190 unit, joint live/work condominiums.

Applicant: DK Partners, L.P.

Appellant: Helen Yi (On behalf of the tenants at 3055 Wilshire and Jamison Prop., Inc.)

STAFF RECOMMENDS DENIAL OF APPEAL.

E. Gabel Luddy, (213) 978-1454.

**13. [CPC 2006-4566-ZC](#)**

**CEQA:** ENV-2006-4567-MND

**Plan:** Central City-Central City North

**Council District:** 9

**Location:** Various within Little Tokyo

**Expiration Date:** N/A

**Appeal Status:** Not appealable

**PUBLIC HEARING** – Completed on August 3, 2006.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change (Note: All the following identified**

**zones are only adding the subject [Q] Condition.)** from C2-3D-O (Commercial Zone-Development Limitations) to [Q] C2-3D-O (Commercial Zone-Development Limitations, add a Q Condition); from [Q]C2-2D (Commercial Zone-Development Limitations) to [Q] C2-2D (Commercial Zone-Development Limitations, establishing an additional Q Condition); from C2-2D (Commercial Zone-Development Limitations) to [Q] C2-2D (Commercial Zone-Development Limitations, add a Q Condition); from C2-3D (Commercial Zone-Development Limitations) to [Q] C2-3D (Commercial Zone-Development Limitations, add a Q Condition); from C2-3D-O (Commercial Zone-Development Limitations) to [Q] C2-3D-O (Commercial Zone-Development Limitations, add a Q Condition); from C2-4D-O (Commercial Zone-Development Limitations) to [Q] C2-4D-O (Commercial Zone-Development Limitations, add a Q Condition); from C4-4D (Commercial Zone-Development Limitations) to [Q] C4-4D (Commercial Zone-Development Limitations, add a Q Condition); from C4-2D (Commercial Zone-Development Limitations) to [Q] C4-2D (Commercial Zone-Development Limitations, add a Q Condition); from [T][Q]C2-2D(Commercial Zone-Development Limitations) to [T][Q] C2-2D (Commercial Zone-Development Limitations and Project Specifications, establishing an additional Q Condition); from C2-1 (Commercial Zone-Development Limitations) to [Q] C2-1 (Commercial Zone-Development Limitations, add a Q Condition);

For the establishment of a [Q] Condition to limit future ground floor commercial retail uses to those Neighborhood Retail and Neighborhood Service uses listed in LAMC Section 13.07C.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE AS FILED SUBJECT TO CONDITIONS OF APPROVAL AND DENIAL OF ZONE CHANGE EAST OF ALAMEDA STREET.

Ron Maben, (213) 978-1179.

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, September 28, 2006**  
at the **Van Nuys City Hall**  
**14410 Sylvan Street**  
**Council Chamber, 2<sup>ND</sup> Floor**  
**Van Nuys, CA 91401**

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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.