

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 12, 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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: 5, 6 and 7.

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. **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

1. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. Other items of interest.
- C. Briefing by Building & Safety on soils, seismic & other geological impacts on development and discussion on timetable for approval.

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-2006-4549-MSC](#)

CEQA: ENV-2006-4550-CE

Plan: Westlake

Council District: 1

Location: Various

Expiration Date: None

Appeal Status: Not applicable.

PUBLIC HEARING - Completed on August 10, 2006.

Historical Preservation Plan for Pico Union HPOZ. An area generally bounded by Olympic Boulevard on the north, the Harbor or 110 Freeway on the east, the Santa Monica or I-10 Freeway on the south, and Hoover Avenue on the west, but excluding the commercially zoned properties along Olympic, Pico, Venice and Washington Boulevards.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.

Megan Hunter, (213) 978-1194.

5. [VTT-66006-1A](#)

CEQA: ENV-2005-9475-MND-REC

Plan: West Los Angeles

Council District: 11

Location: 11950 West Idaho Avenue

Expiration Date: 10/12/06

Appeal Status: Further appealable to City Council.

PUBLIC HEARING

APPEAL, from the entire decision of the Deputy Advisory Agency in approving Vesting Tentative Tract No. 66006, composed of one-lot subdivision for the construction, use and maintenance of a new 91-unit residential condominium with 87 market rate units and 4 very-low income units (67 units by right and 24 density bonus units), with 222 parking spaces including 43 guest parking spaces on a 52,961 net square-foot site in the R3 Zone; and, to permit a building height of 53 feet in lieu of the allowed 45 feet, as an incentive permitted under Senate Bill 1818; and a request pursuant to Section 17.03 to permit the 66th and 67th units to have the lot area calculation per dwelling unit based on the lot area prior to the required dedication (an adjustment from LAMC Section 12.10-C, 4 to reduce the lot area to 760 square feet for the 66th unit and to 0.0 square feet for the 67th unit in lieu of the required 800 square feet per unit).

Applicant: Idaho/Brockton, LLP

Appellant: J. David Sackman and Marilyn Noyes

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Richard Gervais, (213) 978-1445.

6. [VTT-67001-1A](#)
CEQA: ENV-2005-4321-MND
Plan: Central City North

Council District: 1
Location: 639-643 North Broadway
Expiration Date: 10/12/06
Appeal Status: Further appealable to City Council

PUBLIC HEARING

APPEALS of the entire decision by the Deputy Advisory Agency in approving Vesting Tentative Tract No. 67001, to permit a one-lot subdivision for the construction, use and maintenance of a new 280-unit residential condominium and 20 commercial condominium units with 481 residential parking spaces and 100 commercial parking spaces on a 96,168 net square feet site in the C2-2 Zone.

Applicant: Chinatown Gateway, LLC, C/O Equity Residential
Appellants: 1) Jeff Allen/Chinatown Gateway, LLC, C/O Equity Residential
2) Chinese Historical Society of Southern California
3) Emille Valle

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Theodore L. Irving, (213) 978-1366

7. [CPC-2006-2315-CU-ZV](#)
CEQA: ENV-2006-2316-MND
Plan: South Los Angeles

Council District: 1
Location: 2626 W. 15th Street
Expiration Date: 10/12/06
Appeal Status: ZV Further appealable to City Council if - granted

PUBLIC HEARING - Completed on September 7, 2006.

CONDITIONAL USE, pursuant to Section 12.24-U,24(b) of the Los Angeles Municipal Code, to permit a private elementary school (Kindergarten through 8th grade) on property classified in the RD5-1 Zone;

Pursuant to Section 12.24-F of the Los Angeles Municipal Code to permit:

- 1) a 0-foot front yard in lieu of the 20 feet otherwise required in the RD5-1 Zone by Section 12.09.1-B,1 of the LAMC;
- 2) a combined 41-foot width of the two side yards (consisting of a 20-foot easterly side yard and a 21-foot westerly side yard) in lieu of the combined 50-foot width of the two side yards otherwise required for an educational institution building on an interior R zoned lot by Section 12.21-C,3(b) of the LAMC;

- 3) a 22-foot rear yard in lieu of the 25 feet otherwise required in the RD5-1 Zone by Section 12.09.1-B,3 of the LAMC;
- 4) a maximum 49-foot building height for approximately 3,285 square feet of the proposed building addition in lieu of the 45-foot height otherwise allowed in the RD5 Zone and in Height District 1 by Section 12.21.1 of the LAMC;
- 5) an 8-foot in height open galvanized steel fence and gates in the front yard in lieu of the 3-1/2 feet otherwise allowed by Section 12.22-C,20(f)(2) of the LAMC; and
- 6) a 9-foot in height retaining wall along the easterly property line, a 10- foot in height retaining wall along the westerly property line, and a 10- foot in height retaining wall along the southerly property line in lieu of the 8 feet in height allowed in the side and rear yards by Section 12.22-C,20(f)(3) of the LAMC, and new chain link fence to match the existing fence 25 feet in height along the southerly, easterly and westerly property lines, and

VARIANCES, pursuant to the provisions of Charter Section 562 and by Section 12.27 of the Los Angeles Municipal Code, to permit:

- a. 116 parking spaces in lieu of the 252 spaces otherwise required by Section 12.21-A,4(e) of the LAMC in conjunction with the renovation and expansion of an existing elementary school; and
- b. 100 square feet of total sign area including 20 square feet of existing wall signs and one proposed 80 square-foot identification wall sign in lieu of the maximum 20 square feet per sign and total 30 square feet of signage otherwise permitted in Section 12.21-A,7(h) of the LAMC on any lot in a R Zone.

Applicant: St. Thomas the Apostle School

STAFF RECOMMENDS APPROVAL (AS MODIFIED), SUBJECT TO CONDITIONS.
Michael Young, (213) 978-1387.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 26, 2006**
at the **Van Nuys City Hall**
14410 Sylvan Street
Council Chamber, 2ND 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 Planning Commission Secretariat at (213) 978-1300.