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CORRECTED COPY

**CITY PLANNING COMMISSION REGULAR MEETING
THURSDAY, NOVEMBER 9, 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
Eva Yuan-McDaniel, Acting Deputy Director

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: 10.

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 agenda item 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.
- C. Briefing by Building & Safety on soils, seismic & other geological impacts on development and discussion on timetable for approval.
- D. Briefing by Housing Department enforcement of covenants and confirmation of policy requirements that units be sold rather than rented in condominium projects pursuant to Senate Bill 1818

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-2005-8252-CA](#)
CEQA: ENV-2006-8253-ND
Plan: Brentwood-Pacific Palisades;
Canoga Park-Winnetka-Woodland
Hills-West Hills; Encino-Tarzana;
Palms-Mar Vista-Del Rey; Los
Angeles International Airport; Port of
Los Angeles; San Pedro; Venice;
Wilmington-Harbor City;
Westchester-Playa Del Rey; and
West Los Angeles

Council Districts: 3,5,11 and 15
Location: Various (Coastal Zone)
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Proposed Ordinance, Appendix A, in accordance with a state law commonly called the **Mello Act**, adding a new **Section 12.20.2.2 to the Los Angeles Municipal Code** concerning affordable housing in the Coastal Zone. The ordinance requires that removed or converted existing affordable housing units be replaced one-for-one with new affordable units, and that condominium conversions and for-sale housing projects of five or more units provide new affordable units. In-lieu fees are also established. Minor adjustments are made to Section 5.528 of the Los Angeles Administrative Code concerning the Coastal Zone Affordable Housing Trust Fund, and a new Section 5.528.1 is added to the Los Angeles Administrative Code establishing the Mello Act Ordinance Appeals Trust Fund. In addition, the Citywide Affordable Housing Incentives Guidelines are amended. The ordinance is accompanied by administrative procedures.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE, APPENDIX A.
Alan Bell, (213) 978-1322.

5. [CPC-2005-6163-GPA-ZC-ZV-SPR](#)
CEQA: ENV-2005-6164-MND
Plan: Hollywood

Council District: 5
Location: 915 N. La Brea Ave
Expiration Date: 2/7/07
Appeal Status: ZC appealable, if
disapproved, by applicant only, to
City Council per LAMC Section
12.36 C, Multiple Approvals

Public Hearing completed on August 28, 2006.

Pursuant to Section 11.5 6 of the Municipal Code, a **General Plan Amendment** to the Hollywood Community Plan from Limited Manufacturing to Neighborhood Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from MR1-1 (Restricted Industrial Zone) to RAS4-1 (Residential/Accessory Services Zone); and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit the sale of alcoholic beverages for off-site consumption in conjunction with a grocery store in the RAS4 zone, which is otherwise not permitted; and.

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which create 50 or more dwelling units, for the proposed demolition of approximately 56,126 square feet of existing office, studio and accessory structures and construction of a five story approximately 65 foot tall mixed use building. The project would include 221 residential condominium units and 40,000 square feet of commercial space, providing 354 resident parking spaces, 44 resident guest parking spaces and 160 commercial parking spaces for a total of 558 parking spaces on an approximately 2.28 acre site. (**Note:** Tentative Tract Map No. 62378 for subdivision purposes has been filed and will require a separate public notice and hearing before the Advisory Agency at a later date.)

Applicant: La Brea Gateway LLC, J. David Martin

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO NEIGHBORHOOD COMMERCIAL; APPROVAL OF THE ZONE CHANGE TO [T][Q] RAS 4-1, AND APPROVAL OF THE ZONE VARIANCE AND SITE PLAN REVIEW, SUBJECT TO CONDITIONS OF APPROVAL.
Jon Foreman, (213) 978-1171.

AFTER 10:30 A.M.

6. **CPC-2005-5596-GPA-ZC**

CEQA: ENV-2005-5597-MND
Plan: Wilshire

Council District: 10

Location: 5211 W. Venice Blvd
(and add area)

Expiration Date: 12/07/06

Appeal Status: ZC appealable, if disapproved, by applicant only, to City Council

Public Hearing completed on August 18, 2006.

5211 W. Venice Boulevard and ADD AREA:

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 162, Geographic Area 2) to the Wilshire Community Plan from Low Medium II and Medium Density Residential to Neighborhood Commercial.

5211 W. Venice Boulevard:

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RD2-1-O (Restricted

Density Multiple Dwelling Zone) and R3-1-O (Multiple Dwelling Zone) to C2-1-O (Commercial Zone) for the proposed demolition of a 476 square foot building and Change of Use of a 2,972 square foot building from a private school to an electrical lighting repair business, providing 20 parking spaces on an approximately 17,685 square foot site. Only administrative office uses, and outside storage of equipment and supplies will take place on site, all repair work will occur at off site locations.

No project is proposed for the ADD AREA.

Applicant: Paul De Vore, De Vore Lighting, Inc.

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO NEIGHBORHOOD COMMERCIAL AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)C2-1-0.

Lynda Smith, (213) 978-1170.

7. [CPC-2005-5244-ZC](#)

CEQA: ENV-2006-5245-ND

Plan: Northeast Los Angeles

Council Districts: 1 & 13

Location: Various

Expiration Date: 12/07/06

Appeal Status: N/A

Public Hearing completed on October 12, 2006.

Pursuant to Section 12.32(C) of the Los Angeles Municipal Code, a **Zone Change** to those parcels lying within the Fletcher Square ICO Boundary changing zones from [Q]C2-1VL to [Q]C2-1vI, M1-1 to [Q]M1-1, MR1-1 to [Q]Mr1-1 and PF1-1 to [Q]PF1-1, for the area generally bounded by Tyburn Street to the north, the Southern Pacific Railway right-of-way to the west, the Glendale Freeway to the South, Delay Street to the east and parcels fronting the east side of San Fernando Road between Tyburn Street and Andrita Street.

The **Zone Change** is being proposed for implementation within the Fletcher Square district and will apply qualifying conditions to limit specific land uses that are inconsistent with a pedestrian oriented district.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ZONE CHANGES AND PROPOSED [Q] CONDITIONS.

Kevin Keller, (213) 978-1211.

***The Commission may ADJOURN FOR LUNCH
at approximately 12:00 Noon.
Any cases not acted upon during the morning session
will be considered after lunch.***

AFTER 1:00 P.M.

8. **CPC-2006-7753-GPA**

CEQA: ENV-2006-7754-ND

Plan: South Los Angeles & Southeast
Los Angeles

Council Districts: 8 & 9

Location: Various

Expiration Date: 2-7-06

Appeal Status: N/A

Public Hearing completed on October 6, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to both the South Los Angeles and Southeast Los Angeles Community Plan to change the land use designation from Neighborhood Commercial to Community Commercial on Figueroa Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard on the south; and

Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to both the

South Los Angeles and Southeast Los Angeles Community Plan to amend footnotes contained in both plans to permit a Height District 2D with a maximum Floor Area Ratio (FAR) of 4.5:1 for mixed use and residential projects only on properties designated Community Commercial (including properties currently designated Neighborhood Commercial on Figueroa Street and the west side of Flower Street from the Santa Monica Freeway on the north to Martin Luther King Jr. Boulevard on the south.

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED GENERAL PLAN AMENDMENT TO COMMUNITY COMMERCIAL; AND APPROVAL OF THE AMENDMENT TO THE FOOTNOTES.

Patricia Diefenderfer, (213) 978-1174.

9. **CPC-2006-7446-GPA-ZC-HD-ZV-BL-SPR**

CEQA: EIR SCH NO. 2005051041

Plan: South Los Angeles

Council Districts: 8

Location: 3201-3245 S. Figueroa St., 601-625 W. Jefferson Blvd. and 616-628 W. 32nd St.

Expiration Date: 2-7-07

Appeal Status: Appealable to City Council per LAMC Section 12.36 C, Multiple Approvals; ZC appealable, if disapproved, by applicant only.

Public Hearing completed on October 6, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to Footnote No. 1 of the South Los Angeles Community Plan map to reflect the change of the site's Height District Designation from Height District 1 to Height District 2; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** to modify [Q] Condition Nos. 2 and 3, Subarea No. 1100, of Ordinance No. 173,809, limiting the floor area ratio (FAR) to 2:1 and residential density to that of the R3 zone, so as to allow the projects FAR of 3.6:1 and residential density of the R4 zone.

Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District 1VL, limiting the floor area ratio FAR to 1.5:1 and height to 45 feet, to Height District 2, in order to allow the proposed project's FAR of 3.6:1 and proposed height of 87 feet; and

Pursuant to Section 12.32R of the Municipal Code, **Building Line Removal** to remove a discontinuous 10-foot building line imposed by Ordinance No. 69,290 along a portion of the project site's frontage on 32nd Street to allow a zero foot setback; and

Pursuant to Section 12.24W.1 of the Municipal Code, a **Conditional Use Permit** to permit the sale of alcoholic beverages for on-site consumption in conjunction with a proposed 7,000 square foot restaurant located upon the ground floor of the project site along Jefferson Boulevard; and

Pursuant to Section 12.27 of the Municipal Code, a Zone **Variance** to permit 440 required residential parking spaces to be provided offsite at 3401 South Grand Avenue

in

lieu of being provided upon the site; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for projects which create more than 50 dwelling units, for the **proposed demolition** of existing structures and associated parking and **construction of a mixed-use project** containing 421 residential apartment units and 83,000 square feet of ground floor commercial uses, in one eight-story, approximately 87 foot high building providing 770 parking spaces in an eight-level, above-ground parking garage on an approximately 4-acre parcel. In addition,

440 parking spaces are proposed to be provided in an existing parking structure located at 3401 South Grand Avenue.

Applicant: BRE/UG Apartments, LLC
Cindy Starrett/Estela de Llanos, Representative

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO FOOTNOTE 1; APPROVAL OF THE ZONE CHANGE TO MODIFY [Q] CONDITIONS 2 AND 3 OF SUBAREA 1100; APPROVAL OF THE HEIGHT DISTRICT CHANGE TO 2D; APPROVAL OF THE BUILDING LINE REMOVAL; APPROVAL OF CONDITIONAL USE AND THE VARIANCE, SUBJECT TO CONDITIONS; AND APPROVAL OF THE SITE PLAN REVIEW.

Patricia Diefenderfer, (213) 978-1174.

10. [VTT-65984-1A](#)

CEQA: ENV-2006-3591-MND

Plan: North Hollywood-Valley
Village

Council District: 2

Location: 11941-12005 West Albers
Street

Expiration Date: 11/11/06

Appeal Status: Appealable
to City Council.

PUBLIC HEARING REQUIRED

TWO APPEALS, from the entire and part of the decision of the Deputy Advisory Agency in approving Vesting Tentative Tract No. 65984, to permit the construction of a 121-unit condominium on a 100,041 net square foot site in the R3-1 zone with 242 tenant parking spaces and 60 guest spaces.

Applicant: 12005 Albers Venture LLC and Gentry Ventures LLC

Appellant: 1. John A. Mozzer and the Valley Village Resident's Association
Tom Paterson, Representative

2. Brian Zolin
Noel Weiss, Representative

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Jack Chiang, (818) 374-374-5045.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 16, 2006***
at the **Van Nuys City Hall**
14410 Sylvan Street
Council Chamber, 2ND Floor
Van Nuys, CA 91401

***THE CITY PLANNING COMMISSION MEETING
WILL BE ON THE 3RD THURSDAY
DUE TO THE THANKSGIVING HOLIDAY**

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 Planning Commission Secretariat at (213) 978-1300.