

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

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

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: 4, 7, 9 AND 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 agendaized 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.
- C. Briefing from City Planning Department and City Attorney, policy discussion and issuance of instructions and/or policy statement regarding billboards and other signage in the City.
- D. Approve Policy on Submittal of Written Materials on Agendized Items. Motion Required.

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-2006-5244-ZC-CDO](#)
CEQA: ENV-2006-5245-ND
Plan: Northeast Los Angeles

Council Districts: 1 and 13
Location: Various
Expiration Date: N/A
Appeal Status: N/A

Continued from 11/16/06

PUBLIC HEARING REQUIRED

Pursuant to Section 12.32(S) of the Municipal Code, adoption of a **Community Design Overlay** District with corresponding design guidelines and development standards, and

Pursuant to Section 12.32(C) of the Municipal Code, a **Zone Change** to those parcels lying within the Fletcher Square ICO Boundary changing zones from [Q]C2-1VL to [Q]C2-1VL, M1-1 to [Q]M1-1, MR1-1 to [Q]MR1-1 and PF1-1 to [Q]PF1-1; for an area 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.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF PROPOSED COMMUNITY DESIGN OVERLAY DISTRICT BOUNDARIES AND THE PROPOSED ZONE CHANGES.
Kevin Keller, (213) 978-1211.

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

Continued from 11-9-06

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.

PROPOSED PROJECT: 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.

6. [CPC-2005-6959-GPA-ZC-HD-ZV-ZAA](#)

CEQA: ENV-2005-5459-MND

Plan: Wilmington-Harbor City

Council District: 15

Location: 26378 S. Vermont Ave.

Expiration Date: 12/14/06

Appeal Status: ZC/HD

appealable by applicant to Council, if disapproved; ZV appealable by any aggrieved party to Council; GPA and ZAA are not 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) from Open Space to General Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from (T)(Q)C2 (Commercial Zone) and A1 (Agricultural Zone) to RAS3 (Residential/Accessory Services Zone); and

Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height Districts 1-XL (maximum 2 stories or 30-feet) and 1-VL (maximum 3 stories or 45-feet) to Height District 1 (maximum 45-feet); and

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

- a. Section 12.21.1.A.10 to permit buildings a maximum of 50-feet high to be located within 25-feet of an A1-1XL-O and an OS-1XL zoned lot; and
- b. Section 12.05 and 12.21 C.5.(h) to permit access from a more restrictive agricultural zone to a less restrictive residential zone; and

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

- a. Section 12.21 G.2 to permit 7,073 square feet of project open space in lieu of the minimum required 7,700 square feet;
- b. Section 12.21 C 1 (g) to permit walls varying in height from 6-feet to 15-feet within the side yard and rear yards in lieu of the maximum 8-foot height otherwise permitted.

PROPOSED PROJECT: Construction of a 44 unit residential condominium project, to be designed in multiple 3-story buildings ranging in height from 40 to 50, feet providing 111 parking spaces on an 81,502 square foot irregular shaped site. (Note: A separate case, Vesting Tentative Tract No. 63729 has been filed for condominium purposes, which will require a separate notice and public hearing before the Advisory Agency).

Applicant: Kuhr Properties, LLC

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO GENERAL COMMERCIAL; APPROVAL OF THE ZONE CHANGE TO [T][Q]RAS3-1-O; APPROVAL OF THE VARIANCE SUBJECT TO CONDITIONS; AND APPROVAL OF THE ADJUSTMENT REQUEST TO PERMIT WALLS IN VARYING HEIGHTS SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171.

7. [CPC-2005-389-ZC-CU-ZV](#)

CEQA: ENV-2006-390-MND-REC

Plan: Wilshire

Council Districts: 5

Location: 1042-1062 South Robertson Blvd.

Expiration Date: 12-14-06

Appeal Status: Appealable to Council; Zone Change appealable, if disapproved, by applicant only.

PUBLIC HEARING REQUIRED

Pursuant to Section 12.32, a **Zone Change** from [Q]C2-1-O (Qualified Commercial Zone) to C1-1-O (Limited Commercial Zone); and

Pursuant to Section 12.24 U 24, of the Municipal Code, a **Conditional Use** to permit expansion of an existing private school (pre-kindergarten through 8th Grade), in the C1 zone; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.13 to permit a kitchen facility on a separate adjoining lot from the school.

PROPOSED PROJECT: Demolition and **rebuilding of an existing private school**, 3-stories (45-feet high), with 20,740 square feet of building area and a 27 space subterranean parking garage on a 18,198 square foot site. The school will serve approximately 225 students ranging from preschool to 8th grade, Monday through Friday 6:45 AM to 5:15 PM.

Applicant: Kabbalah Centres of the United States, Inc., Sarah Yardeni, Director

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE [T][Q]C1-1-0, CONDITIONAL USE AND ZONE VARIANCE SUBJECT TO CONDITIONS.

Jon Foreman, (213) 978-1171.

8. [CPC-2005-6162-GPA-ZC](#)

CEQA: ENV-2005-5612-MND

Plan: Silver Lake-Echo Park-Elysian Valley

Council Districts: 13

Location: 1615 North Lucile Ave

Expiration Date: 2-7-07

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

Public Hearing completed on August 21, 2006

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Silver Lake-Echo Park-Elysian Valley Community Plan to change the land use designation from Low Medium II Residential to Neighborhood Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RD1.5 to C1.

PROPOSED PROJECT: Change of use from residential to mixed-use commercial and residential use. No project is proposed.

Applicant: William Brame

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM II RESIDENTIAL AND APPROVAL OF THE ZONE CHANGE TO [Q]C1.

Patricia Diefenderfer, (213) 978-1174.

***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.

9. [CPC-2006-3492-CU](#)

CEQA: EIR SCH 200502-1055

Plan: Central City

Council Districts: 9

Location: Various

Expiration Date: 1-26-06

Appeal Status: Appealable to Council

PUBLIC HEARING REQUIRED

Pursuant to Section 12.24. U. 14. of the Municipal Code, a **Conditional Use** [Major Development Project] for the construction of an approximately 500,000 square foot, 10 story, Los Angeles Police Department (LAPD) Headquarters Facility, as more completely described above; and

Pursuant to Section 12.24. W. 49. of the Municipal Code, a **Conditional Use** for the construction of a wireless telecommunications facility to be placed on the roof of the LAPD Headquarters Facility, for the area generally bounded by 1st Street to the north, Spring Street to the west, 2nd Street to the south, and Main Street to the east.

PROPOSED PROJECT: The construction use and maintenance of a new approximately **500,000 square foot, Los Angeles Police Department Headquarters Facility**, 10 stories and approximately 173 feet 5 inches in height. The project will include office space for police personnel, a 450 seat auditorium, a café with indoor and outdoor seating, approximately 600 square feet of retail space, and an open space area roughly one acre in size containing a lawn and landscaped terrace located adjacent to the building along 2nd Street. A rooftop wireless communications facility to be placed on the roof, consisting of a 450 square foot communications room and a minimum of 5 to a maximum of 24 dish antennae mounted on the roof of the building. The height of the highest dish antenna will be 14 feet above the parapet of the communications room on which the antennae will be mounted (180 feet above the adjacent grade). The auditorium will be available for general City functions as well as community use. The café and retail space will be leased to a concessionaire by the City and are anticipated to be open to the public during normal business hours. The project will provide 365 parking spaces in an on-site two-level subterranean garage on a 162,595 square foot site in the C2-2d (Commercial) and PF-4D (Public Facilities) zones.

Applicant: City of Los Angeles Police Department

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Ron Maben, (213) 978-1179.

AFTER 3 P.M.

10. [**CPC-2006-10077-CA**](#)
CEQA: ENV-2006-10078-CE
Plan: All

Council District: All
Location: Citywide
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING REQUIRED

Proposed Ordinances (5) amending Sections 12.95.2, 47.06, 47.07, 151.09 and 163.05 of the Los Angeles Municipal Code that will mitigate the impacts apartment demolition and conversion have on tenants and on the City's rental housing stock.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCES.
Jane Blumenfeld, (213) 978-1372 or Helene Bibas, (213) 978-1365.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, December 21, 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.**

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.