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**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 8, 2007, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA**

Jane Ellison Usher, President
William Roschen, Vice President
Diego Cardoso, Commissioner
Regina M. Freer, Commissioner
Robin R. Hughes, Commissioner
Andres F. Irlando, Commissioner
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
Michael K. Woo, Commissioner

S. Gail Goldberg, Director
Gordon Hamilton, Deputy Director
Eva Yuan-McDaniel, Acting Deputy Director

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: Nos:

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.**

In November 2006, the Commission adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.lacity.org/PLN under "NEW FEATURES" and "Forms / Procedures". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

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 agenzized 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. 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-2006-5450-ZC-BL-CU-CUB-CUX-ZV-ZAA-SPR](#)

CEQA: ENV-2006-5417-MND

Plan: Wilshire

Council Districts: 10

Location: 694 S. Hobart Blvd, 699 S. Harvard Blvd.

Expiration Date: 2-22-07

Appeal Status: Appealable to Council

Public Hearing completed on October 25, 2006.

Pursuant to Section 12.32.F of the Los Angeles Municipal Code, a Zone Change from (T)(Q)C4-2 and R3P-2 to (T)(Q)C2-2; and

Pursuant to Section 12.32.R of the Los Angeles Municipal Code, a Building Line Removal to remove a 15-foot Building Line along the east side of Hobart Boulevard, and to remove a 10-foot Building Line along the west side of Harvard Boulevard; and

Pursuant to Section 12.24.W.24 of the Los Angeles Municipal Code, a Conditional Use to permit a hotel use within 500-feet of an R Zone; and

Pursuant to Section 12.24.W.27 of the Los Angeles Municipal Code, a Conditional Use to permit a Commercial Corner Development located across the street from a R Zoned property; and

Pursuant to Section 12.24.W.1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale of dispensing of alcoholic beverages for on-site consumption in the C2 Zone incidental to a multi-use hotel; and

Pursuant to Section 12.24.W.18 of the Los Angeles Municipal Code, a Conditional Use to permit a night club that includes live entertainment, and dancing; and

Pursuant to Section 12.24.W.18 of the Los Angeles Municipal Code, a Variance for the following requests:

- a. To permit a floor area ratio (FAR) of 8.5:1 in lieu of the 6:1 permitted in Height District 2.
- b. To permit 242 guest rooms in lieu of the maximum 173 guest rooms permitted.
- c. To permit 260 parking spaces in lieu of the 355 parking spaces required by code; and

Pursuant to Section 12.2B.A of the Los Angeles Municipal Code, a Yard Adjustment to permit zero foot side yard in lieu of the 16-foot side yard required for the project if it is considered a residential use, or as an alternative, a Zoning Administrator's Determination pursuant to Section 12.21.A.2 that the hotel does not constitute a residential use for the purpose of yard requirements; and

Pursuant to Section 16.05 of the Los Angeles Municipal Code, Site Plan Review for a new project consisting of more than 50 guest rooms and more than 50,000 square feet of nonresidential floor area.

Proposed Project:

The construction, use, and maintenance of a condominium hotel building with approximately 242 guest rooms, 5,880 square feet of retail, 40,810 square feet of health club, 24,200 square feet of total restaurant space, 18,150 square feet of office space, 13,000 square feet of a night club and karaoke lounge. The project consists of two towers, a 21-story, 270-feet in height "west" tower fronting Hobart Boulevard and Seventh Street, and a 16-story, 240-feet in height "east" tower fronting on Seventh Street. Parking for 260 spaces will be located on two subterranean levels and five above ground parking levels. The parking levels will interconnect between the two towers, with vehicle access provided by driveways on Hobart Boulevard and Seventh Street, and a main loading area off of

Harvard Boulevard. The total floor area of the proposed project is 291,900 square feet and the project site is 34,540 net square feet.

Applicant: Ceiland Coast, Inc.

STAFF RECOMMENDS **CONTINUANCE TO FEBURARY 22, 2007.**

Maya Zaitzevsky, (213) 978-1416.

5. **CPC-2006-8133-VZC-SPR**
CEQA: ENV-2006-8129-MND
Plan: West Los Angeles

Council District: 11
Location: 1730 Sawtelle Blvd.
Expiration Date: 02-24-07
Appeal Status: Appealable to Council

Public Hearing completed on December 13, 2006.

Pursuant to Section 12.32 C and 12.32 Q of the Los Angeles Municipal Code, a **Vesting Zone Change** from C2-1VL to (T)(Q)RAS4-1VL; and

Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review**.

Proposed Project:

A four-story, 55-unit condominium development, which includes 42 residential condominium units and 13 joint live-work condominium units, with 137 parking spaces including 27 guest parking spaces, on a 25,612 net square foot site in the proposed RAS4-1VL Zone.

Applicant: Wellesley Manor Corp.
Representative: Brown/Meshul: Mark Brown

STAFF RECOMMENDS APPROVAL OF A ZONE CHANGE TO (T)(Q)RAS4-1VL AND THE SITE PLAN REVIEW.

Theodore L. Irving, (213) 978-1366.

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: 2-8-07
Appeal Status: ZC/HD appealable to Council by applicant, only if disapproved; ZV appealable by any aggrieved party; GPA/ZAA not appealable.

Continued from January 11, 2007.

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/HEIGHT DISTRICT CHANGE TO [T][Q]RAS3-1-O; APPROVAL OF THE VARIANCE, SUBJECT TO CONDITIONS; DISAPPROVAL OF THE ADJUSTMENT TO PERMIT 7.073 SQ. FT. OF OPEN SPACE; AND APPROVAL OF THE ADJUSTMENT TO PERMIT WALLS VARYING IN HEIGHT WITH SIDE AND REAR YARDS, SUBJECT TO CONDITONS.

Jon Foreman, (213) 978-1171.

7. [CPC-2005-6796-GPA-ZC-ZV-ZAA](#)
CEQA: ENV-2005-5458-MND
Plan: Silver Lake-Echo Park-Elysian
Valley

Council Districts: 13
Location: 2943 N. Gleneden Street
Expiration Date: 2-8-07
Appeal Status: Appealable to Council; ZC
appealable by applicant, only if disapproved;
ZAA/GPA not appealable.

Public Hearing completed on August 21, 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) to the Silver Lake-Echo Park-Elysian Valley Community Plan from Parking Buffer to Commercial Manufacturing; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]CM-1VL and P-1VL to (T)(Q)CM-1VL; and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** from Section 12.21.1 to permit "early start" construction of dwelling units in the P-1VL Zone as is otherwise not permitted; and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to permit a reduced rear yard of 5 feet in lieu of the required minimum 15 feet.

Proposed Project:

Demolition of existing manufacturing buildings and construction of 48 residential condominium units, 3-stories, a maximum of 45 feet in height, and a small lot subdivision with eight dwellings, 2-stories a maximum of 28 feet in height with 112 parking spaces for residents and 14 parking spaces for guests on an approximately 80,673 square foot, irregularly shaped lot.

Applicant: LA River Lofts LLC

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO COMMERCIAL MANUFACTURING; APPROVAL OF THE ZONE CHANGE TO (T)(Q)CM-1VL; AND APPROVAL OF THE ZONE VARIANCE AND ADJUSTMENT SUBJECT TO CONDITIONS OF APPROVAL.
Patricia Diefenderfer, (213) 978-1174.

AFTER 1 P.M.

8. **CPC-2006-7301-ZC-ZV-VY-SPR**

CEQA: ENV-2005-7118-EIR

Plan: Hollywood

Council District: 13

Location: Various

Expiration Date: 2-13-07

Appeal Status: Appealable to Council

Public Hearing completed on October 25, 2006.

Pursuant to Section 12.32.F of the Los Angeles Municipal Code, a **Zone Change** from C4-2D, C4-2D-SN, and [Q]C4-2D-SN to [T][Q]C4-2D and [T][Q]C4-2D-SN; and

Pursuant to Section 12.32.F of the Los Angeles Municipal Code, a **Height District Change** to modify existing "D" limitations on site to permit a maximum Floor Area Ratio (FAR) of 4.5:1; and

Pursuant to Section 12.27 of the Los Angeles Municipal Code, a **Zone Variance** from Section 12.21.1.A.1 to permit a 55-foot maximum height over 90 percent of the [Q]R3-1XL Parcel at the northeast corner of the site and a 75-foot maximum height along the south and west boundaries of the [Q]R3-1XL Parcel in lieu of the maximum two stories and 30-foot height limit in the [Q]R3-1XL Zone; and

Pursuant to Section 12.27 of the Los Angeles Municipal Code, a **Zone Variance** from existing "Q" Condition No. 3 from Section 2 of Ordinance 165,662 that limits density to one unit per every 1,200 square feet of buildable lot area to permit approximately one unit per every 300 square feet of lot buildable lot area for the entire Project site area; and

Pursuant to Section 12.27 of the Los Angeles Municipal Code, a **Zone Variance** from Section 12.10.A to permit Joint Living and Work Quarters in the [Q]R3-1XL Zone that is otherwise not permitted; and

Pursuant to Section 12.27 of the Los Angeles Municipal Code, a **Zone Variance** from Section 12.21.C.5(h) to permit accessory uses (including parking and driveway access) in the [Q]R3-1XL Zone where the main use is in the C4 Zone;

Pursuant to Section 12.27 of the Los Angeles Municipal Code, a **Yard Variance** from Section 12.21.G to permit 53,000 square feet of open space for the 544 dwelling units on the north block in lieu of the required 58,025 square feet of open space, and to permit 48,000 square feet of open space for the 497 dwelling units on the south block in lieu of the required 52,975 square of open space; and

Pursuant to Section 12.28 of the Los Angeles Municipal Code, **Zoning Administrator's Adjustments** to permit a 0-foot side yard setbacks for the mixed-use residential/commercial and live/work uses in the two six story buildings in lieu of the required 9-foot side yard setback required in the C4-2D and C4-2D-SN zones and to permit a 0-foot front yard setback and 0-foot easterly side yard setback for the mixed-use residential/commercial and live/work uses in the six-story structure in lieu of the required 15-foot front yard setback and 9-foot side yard setbacks required in the [Q]R3-1XL Zone; and

Pursuant to Section 16.05 of the Los Angeles Municipal Code, a **Site Plan Review** for a project consisting of more than 50 dwelling units.

Proposed Project:

The construction, use, and maintenance of an approximately 1.13 million square foot mixed-use development consisting of 1,014 apartments, 28 joint living work quarter units, and 175,000 square feet of commercial retail uses within eight buildings, and provide 2,697 on-site parking spaces including 652 spaces reserved for Pantages Theater patrons on event days, **located at** 1614, 1616,

1618, 1630, 1634, 1640, 1648, 1660, 1710, 1726, and 1736 Argyle Avenue; 6139, 6141, 6145, 6150, 6153, 6154, 6156, 6160, 6161, 6162, 6164, 6166, 6168, 6200, 6200 ½, 6201, 6207, 6211, 6215, 6219, and 6240 Hollywood Boulevard; 6140, 6142, 6144, 6146, 6148, 6152, and 6158 West Carlos Avenue; 1631, 1635, 1643, and 1649 North El Centro Avenue; and 1607, 1607 ½, 1609, 1609 ½, 1612, 1615, 1617, 1627, and 1631 Vista Del Mar Avenue.

Applicant: Clarett Hollywood, LLC.
Representative: PSOMAS

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO [T][Q]C4-2D AND [T][Q]C4-2D-SN; APPROVAL OF THE HEIGHT DISTRICT CHANGE, SUBJECT TO CONDITIONS; APPROVAL OF THE VARIANCES, SUBJECT TO CONDITIONS; DENIAL OF THE YARD VARIANCE WITHOUT PREJUDICE; APPROVAL OF THE ZONING ADMINISTRATOR'S ADJUSTMENTS AND APPROVAL OF THE SITE PLAN REVIEW.

Henry Chu, (213) 473-9919.

9. CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS

***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.***

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 22, 2007**
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. or by email at CPC@planning.lacity.org.