

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 22, 2007, 8:30 A.M.
VAN NUYS CITY HALL
14410 SYLVAN STREET
COUNCIL CHAMBER, 2ND FLOOR
VAN NUYS, CALIFORNIA, 91401**

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

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.

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. 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.**

AGENDA 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 agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

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. Overview of Phase 3 of the Los Angeles Unified School District School Construction Program.
- D. Update on the Urban Design Studio.

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 three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) 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-2006-653-ZC-GPA-ZAA-ZAD](#)
CEQA: ENV-2005-9010-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Location: 8621 N. Noble Avenue
Expiration Date: 2-23-07
Appeal Status: Appealable to City Council; GPA is not appealable.

Hearing completed on December 4, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Mission-Hills-Panorama City-North Hills Community Plan from Low Density Residential to Low Medium I Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RD5-1 (Restricted Density Multiple Dwelling Zone); and

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

- a. Section 12.09.1.B.4, to permit ten dwelling units in lieu of the maximum permitted nine units in the requested RD5-1 zone;
- b. Section 12.21.C.2, to permit eight feet of space between four of the residential buildings on the same lot in lieu of the minimum required ten feet of space between buildings; and

Pursuant to Section 12.24.X.7, a **Wall / Fence Height Determination** from Section 12.21.C.1(g), to permit a six foot high masonry wall and landscape hedge within the front yard setback in-lieu of the maximum 3.1/2 foot height permitted.

Proposed Project: 8621 N. Noble Avenue

Construction of ten detached residential condominiums, 2-stories high, providing two parking spaces within an enclosed garage for each dwelling unit and five uncovered guest parking spaces for a total of 25 parking spaces on an approximately 46,488 square foot lot. (Note: Tentative Tract Map No. 64537 has been filed for condominium purposes and will require a separate public notice and hearing before the Advisory Agency at a later date).

ADD AREA: No project is proposed.

Applicant: LA Development and Builders
Representative: Pauline Amond & Associates

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM I RESIDENTIAL FOR THE SUBJECT PROPERTY AND ADD AREA; APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD5-1 FOR THE SUBJECT PROPERTY; APPROVAL OF THE ADJUSTMENT, SUBJECT TO CONDITIONS; DENY WITHOUT PREJUDICE THE ADJUSTMENT REQUEST TO PERMIT EIGHT FEET OF SPACE BETWEEN FOUR OF THE RESIDENTIAL BUILDINGS ON THE SAME LOT; AND DENY WITHOUT PREJUDICE THE WALL / FENCE DETERMINATION.

Franklin N. Quon, (818) 374-5036.

5. [CPC-2004-7229-DA](#)
CEQA: ENV-2003-9377-MND
Plan: Canoga Park-Woodland Hills-Winnetka-West Hills

Council District: 3
Location: 6257 De Soto Avenue
Expiration Date: 3-1-07
Appeal Status: Appealable to City Council.

Hearing completed on December 18, 2006.

Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a **Development Agreement**, between the Applicant and the City of Los Angeles, to extend the term of the entitlements originally granted by the City in Project Permit No. DIR 2003-9376-SPP in consideration of various additional public benefits offered by the Applicant. DIR 2003-9376-SPP was approved by the City on May 17, 2004, and will expire (with no further extensions) on June 4, 2007.

Approval of the subject Development Agreement would extend the Project Permit entitlements (or as such Project Permit entitlements may be modified per the City's Project Permit Modification procedures, codified in LAMC 11.5.7.D) until June 1, 2010, with the possibility of two additional one-year extensions, subject to Applicant's compliance with variance conditions contained in the Development Agreement.

Proposed Project:

Demolition of an existing 175,300 sq. ft. office/industrial building and the construction/maintenance of a 962,712 sq. ft., maximum 707-unit multiple-family housing complex, comprised of a maximum of 312 senior citizen dwelling units in two nine-story buildings (a maximum height of 90 feet), and a maximum of 395 market-rate dwelling units in an interconnected, five-story building (a maximum height of 75 feet); and a seven-story parking building (a maximum height of 75 feet) with a maximum of 1,179 parking spaces. The senior housing complex will include accessory uses for residents including a sit-down restaurant and a convenience market. The property is 455,625 square feet in area. All units are market rate.

Applicant: REW De Soto Partners, LLC
Mr. Richard E. Weintraub
Representative: Mark Armbruster

STAFF RECOMMENDS APPROVAL OF THE DRAFT DEVELOPMENT AGREEMENT AS MODIFIED.
Thomas Lee Glick, (818) 374-5062.

6. [CPC-2006-4223-ZC](#)
CEQA: ENV-2006-4224-CE
Plan: Hollywood-Valley Village

Council District: 4
Location: Magnolia Blvd. from Biloxi to Clybourn
Expiration Date: N/A
Appeal Status: N/A

Hearing completed on September 25, 2006

Pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change to modify the Q conditions to impose a height limit of 30 feet on properties on Magnolia Boulevard from Biloxi Avenue on the west to Clybourn Street on the east. This is an addition to the existing Q conditions.

Proposed Project: No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDATIONS APPROVAL OF THE PROPOZED ZONE CHANGE TO ADD
ADDITIONAL [Q] CONDITIONS.
Richard H. Platkin, (818) 374-5037.

7. [CPC-2006-7181-ZC](#)
CEQA: ENV-2006-7182-ND
Plan: Hollywood

Council District: 5
Location: Various
Expiration Date: N/A
Appeal Status: N/A

Public Hearing completed on November 13, 2006.

Pursuant to Section 12.32 (C) of the Los Angeles Municipal Code, a **Zone Change** from R3-1 to [Q]R3-1 and R4-1 to [Q]R4-1, to those parcels lying within the Melrose ICO Boundary, an area generally bounded by La Cienega Boulevard to the west, Melrose Avenue to the south, Harper Avenue to the east, and the City of West Hollywood boundary to the north.

Proposed Project: No project is proposed.

The proposed **Zone Change** imposes a [Q] Qualified Condition that would apply to all R3 and R4 zoned lots within the subject boundary and would require a maximum height limit of 35 feet. A maximum height limit of 45 feet shall be permitted provided the project adheres to the urban design guidelines specified in the proposed [Q] Condition. The proposed [Q] Condition also provides for increased landscaping, building articulation and yard requirements for new development and is designed to preserve the neighborhood character of the area. No change is proposed to the current permitted residential densities of the R3 or R4 zone.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ZONE CHANGE TO [Q]R3-1 AND [Q]R4-1.

Kevin Keller, (213) 978-1211.

AFTER 1:00 PM

8. [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.. 3531-3533 W. 7th St.

Expiration Date: 2-22-07

Appeal Status: Appealable to Council

CONTINUED FROM FEBRUARY 8, 2007.

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 12.28.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: Alexander Hugh
Representative: Kevin McDonnell, Esq.

STAFF RECOMMENDS DISAPPROVAL AS FILED.
Maya Zaitzevsky, (213) 978-1416.

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, March 8, 2007,
at 200 North Spring Street, Room 1010, City Hall,
Los Angeles, California

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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by contacting the Commission Executive Assistant at (213) 978-1300 or email to CPC@planning.lacity.org