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CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MARCH 8, 2007, AFTER 8:30 A.M.
*(The City Planning Commission may adjourn its Regular meeting
to take up this Special agenda item and then resume its Regular meeting).*
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
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
Michael K. Woo, Commissioner

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

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: No: 1

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. [CPC-2006-4392-GPA-ZC-HD-ZV-ZAA-ZAI-SPR](#)
[CPC-2006-4401-GPA-ZC-HD-ZV-ZAA-ZAI-SPR](#)
CEQA: ENV-2005-7720-EIR, SCH No. 2005111018
Plan: West Los Angeles

Council District: 13
Location: 5661 W. Santa Monica Blvd., 5539-5545 W. Virginia Ave., and 5536-5542 W. Virginia Ave.
Expiration Date: 03-10-07
Appeal Status: Appealable to Council

LIMITED PUBLIC HEARING

Requested Actions:

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Hollywood Community Plan to add a Footnote to increase the maximum floor area ratio (FAR) permitted in the Neighborhood Commercial designation on Site I generally bounded by Virginia Avenue, St. Andrews Place, Santa Monica Boulevard and Wilton Place (see attached maps) from the current 1.5:1 to 3.84:1 for CPC-2006-4392-ZC-HD-ZV-ZAA-ZAI-SPP or 4.04:1 for CPC-2006-4401- ZC-HD-ZV-ZAA-ZAI-SPP; and

Pursuant to the Section 12.32 of the Municipal Code, a **Zone and Height District Change** from R4-1VL (Multiple Dwelling Zone, 3:1 Floor Area Ratio/45 feet maximum height) and C4-1VL (Commercial Zone, 45 feet maximum height, 1.5:1 Floor Area Ratio) to RAS4-2D (Residential/Accessory Services Zone, unlimited height, 6:1 Floor Area Ratio) on Site I (see attached maps); and

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

- a. Section 12.11.5 A.2 to permit commercial uses below and above the ground floor in an RAS Zone in lieu of only being permitted on the ground floor on Site I;
- b. Section 12.30 and 12.37 to permit 11,373 square feet of alleys to be vacated and added to the buildable area used to calculate floor area on Site I; and
- c. Section 12.21.A.1 to permit "early start" construction of the mixed-use project on Site I in the existing R4-1VL and C4-1VL Zones; and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to permit zero-foot front yard setbacks along the street frontages of Santa Monica Boulevard, Wilton Place and St. Andrews Place in lieu of the minimum 5-foot required front yard setback otherwise required on Site I; and

Pursuant to Sections 12.11.5 A 2(cc) and 12.21 A 2 of the Municipal Code, a **Determination** to permit a department store use on the southeast corner of Site I in the RAS4 Zone; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** approval of projects which result in an increase of 50 or more dwelling units and/or 50,000 square feet on non residential floor area.

Proposed Project:

Master Project: CPC-2006-4392-GPA-ZC-HD-ZV-ZAA-ZAI-SPR and Vesting Tentative Tract No. 66044

The construction of a new mixed use project located on three sites. The total floor area to be provided including existing and new construction will be 822,999 square feet (sq. ft.), 377,900 sq. ft. for commercial uses, 445,099 sq. ft. for residential uses and 62,033 sq. ft. of Open Space. A total of 437 dwelling units will be provided. The project will be configured as follows: Site I: 397,800 sq. ft. of residential uses providing 375 condominium units; 377,900 sq. ft. of commercial space (95,570 sq. ft.

of a new below-grade department store, 102,440 sq. ft. of at-grade commercial space, and 65,770 sq. ft. of second floor commercial space), ranging in height from 2 to 8 stories, a maximum of 113 feet high, providing 844 residential parking spaces, 827 commercial parking spaces in a 3-level subterranean garage, the existing 114,120 sq. ft. department store will remain; and 52,633 sq. ft. of Open Space; Site II: 16,512 sq. ft. of residential use providing 24 condominium units, 4-stories, 45-

feet high, providing 54 parking spaces in a 3-level subterranean garage with 3,790 sq. ft. of Open Space; and Site III: 30,717 sq. ft. of residential uses providing 38 condominiums, 4-stories, 45 feet high, providing 86 parking spaces in a 3-level subterranean garage with 5,610 sq. ft. of Open Space.

Alternative Project: CPC-2006-4401-GPA-ZC-HD-ZV-ZAA-ZAI-SPR and Vesting Tentative Tract No. 66814.

The construction of a new mixed use project located on three sites. The total floor area to be provided including existing and new construction will be 783,469 square feet (sq. ft.), 353,300 sq. ft. for commercial uses, 430,169 sq. ft. for residential uses and 61,726 sq. ft. of Open Space. A total of 437 dwelling units will be provided. The project will be configured as follows: Site I: 382,940 sq. ft. of residential uses providing 375 condominium units, 353,300 square feet of commercial space (107,680 sq. ft. of a new below-grade department store, 84,780 sq. ft. of at-grade commercial space, and 46,720 sq. ft. of second floor commercial space), ranging in height from 2 to 8 stories, a maximum of 113 feet high, providing 844 residential parking spaces, 656 commercial parking spaces in a 3-level subterranean garage, the existing 114,120 sq. ft. department store will remain and 52,326 sq. ft. of Open Space; Site II: 16,512 sq. ft. of residential uses providing 24 condominium units, 4-stories, 45-feet high, providing 54 parking spaces in a 3-level subterranean garage with 3,790 sq. ft. of Open Space; and Site III: 30,717 sq. ft. of residential uses providing 38 condominium units, 4-stories, 45 feet high, providing 86 parking spaces in a 3-level subterranean garage with 5,610 sq. ft. of Open Space.

Applicant: St. Andrews-Santa Monica, LLC – Juri Ripinsky
Representative: Craig Lawson and Associates

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT; APPROVAL OF THE ZONE CHANGE TO (T)(Q)RAS4-2D; DISAPPROVAL OF THE VARIANCE TO PERMIT EARLY START CONSTRUCTION; APPROVAL OF THE VARIANCES, SUBJECT TO CONDITIONS; AND APPROVAL OF THE ADJUSTMENTS AND SITE PLAN REVIEW, SUBJECT TO CONDITIONS.
Kevin D. Jones, (213) 978-1172.

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. or by email at CPC@planning.lacity.org.