

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 10, 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
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner

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

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: Nos: 4, 5, 6, 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 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. [ZA-2006-5863-ZAI-1A](#)
(Related to ZA-2006-6513-CUB-CUX-ZV-
ZAA-SPR-1A & VTT-64396-1A)
CEQA: ENV-2005-4654-EIR
Plan: Central City

Council District: 9
Expiration Date: 5-10-07
Appeal Status: Appealable to Council

PUBLIC HEARING REQUIRED

Project Location: 1111 South Broadway, 1108 South Hill Street, 1201 South Main Street, 146 West 11th Street, and 120 West 12th Street.

Requested Action:

Appeals (3) from the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code Section 12.21-A,2, of a Zoning Administrator's Interpretation that for purposes of making a finding that a commercial, industrial or mixed use development is unified pursuant to Section 12.24-W,19 of the Los Angeles Municipal Code, two or more parcels or lots of record may be considered "contiguous" without actually touching each other so long as they are in close proximity and connected by substantial streetscape and landscape improvements.

Proposed Project: Residential condominium development comprised of 587 units within two new high-rise buildings and approximately 90,000 square feet of office and commercial (a portion within the existing Herald Examiner Building).

Applicant: The Hearst Corporation; Martin N. Cepkauskas, Director of Real Estate
Representative: Latham & Watkins, LLP; Loren Montgomery and Michael Nytzen

Appellants: 1) Mariano Baez; 2) Alan Smolinisky; 3) Conquest Student Housing, LLC
Representative: John A. Henning, Jr. (Representative for all appellants)

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Michael LoGrande, (213) 978-1318.

5. [ZA-2006-6513-CUB-CUX-ZV-ZAA-SPR-1A](#)
(Related to ZA-2006-5863-ZAI-1A & VTT-
64396-1A)
CEQA: ENV-2005-4654-EIR
Plan: Central City

Council District: 9
Expiration Date: 5-10-07
Appeal Status: Appealable to Council

PUBLIC HEARING REQUIRED

Project Location: 1111 South Broadway, 1108 South Hill Street, 1201 South Main Street, 146 West 11th Street, and 120 West 12th Street.

Requested Action:

Appeals (3), from the Zoning Administrator's determination approving the following: (1.) a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the three proposed restaurant/bar and dance hall uses subject to a plan approval; (2.) a conditional use to allow dancing (limited to five percent of the restaurant/bar floor area), in conjunction with the proposed restaurant/bar and dance hall uses subject to a plan approval; (3.) a conditional use to allow floor area averaging in a unified development (6:1 average floor area ratio); (4.) a conditional use to allow the use of five or more, coin or slug-operated or electrically, electronically or mechanically controlled, game machines in conjunction with the proposed game machine uses subject to a plan approval; (5.) a variance to permit one-unit per 237 square feet of lot area in lieu of one-unit per 400 square feet of lot area as calculated on the overall site access; (6.) an adjustment to permit a reduced side yard of zero feet on Hill Street in lieu of the 16 feet required (Hill Street Building); and (7.) site plan review.

Proposed Project: Residential condominium development comprised of 587 units within two new high-rise buildings and approximately 90,000 square feet of office and commercial (a portion within the existing Herald Examiner Building).

Applicant: The Hearst Corporation; Martin N. Cepkauskas, Director of Real Estate
Representative: Latham & Watkins, LLP; Loren Montgomery and Michael Nytzen

Appellants: 1) Mariano Baez; 2) Alan Smolinisky; 3) Conquest Student Housing, LLC
Representative: John A. Henning, Jr. (Representative for all appellants)

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Sarah Rigamat, (213) 978-1382.

6. [**VTT-64396-1A**](#)
(Related to ZA-2006-5863-ZAI-1A &
ZA-2006-6513-CUB-CUX-ZV-ZAA-SPR-1A)
CEQA: ENV-2005-4654-EIR
Plan: Central City

Council District: 9
Expiration Date: 5-10-07
Appeal Status: Appealable to Council

PUBLIC HEARING REQUIRED

Project Location: 1111 South Broadway, 1108 South Hill Street, 1201 South Main Street, 146 West 11th Street, and 120 West 12th Street.

Requested Action:

Appeals (3), from the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 64396 composed of 10 air space lots and two master lots, for a maximum of **587 residential condominium units** within two new high-rise buildings and **approximately 90,000 square feet of office and commercial** (a portion within the existing Herald Examiner Building). That Tentative Tract Map No. 64396 may be recorded in final map units, whereby the portion of the Project north of 12th Street (Herald Examiner/Hill Street lot(s)) may be recorded as one unit (Herald Examiner/Hill Street Unit) and the portion of the Project south of 12 Street (12th Street lot(s)) may be recorded subsequently as a separate unit map (12th Street Unit). Additional unit maps may be recorded to the satisfaction of the Advisory Agency. Each separate unit map recorded shall be subject to each of the tract conditions that apply, which includes all of the conditions except for the specific conditions which apply specifically to either the Herald Examiner/Hill Street Unit or the 12th Street Unit, and which shall be satisfied prior to recording its respective final map unit. This unit density is based on the C2-4D-O Zone and contingent upon the approval of Case No. ZA-2006-6513-CUB-CUX-CU-ZV-ZAA-SPR.

Proposed Project: Residential condominium development comprised of 587 units within two new high-rise buildings and approximately 90,000 square feet of office and commercial (a portion within the existing Herald Examiner Building).

Applicant: The Hearst Corporation; Martin N. Cepkauskas, Director of Real Estate
Representative: Latham & Watkins, LLP; Loren Montgomery and Michael Nytzen

Appellants: 1) Mariano Baez; 2) Alan Smolinisky; 3) Conquest Student Housing, LLC
Representative: John A. Henning, Jr. (Representative for all appellants)

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Sarah Rigamat, (213) 978-1382.

7. [**CPC-2007-106-CA**](#)
CEQA: ENV-2007-107-ND
Plan: All

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

Public Hearing completed on March 21, 2007 and March 29, 2007

Project Location: All properties zoned single-family residential (R1, RS, RE9, RE15, RA, RE20, and RE40) not located in Hillside Area or Coastal Zone.

Requested Action:

Proposed **draft Ordinance**, amending the following **sections of the Los Angeles Municipal Code** to protect single-family lots from mansionization, or out-of-scale development, in established neighborhoods:

1) Section 12.03 Definitions – amend the existing definition of Floor Area, add a new Single-Family Residential Floor Area definition, and add a new Base Floor definition;

2) Subsection C of Section 12.07 “RA” Suburban Zone, Section 12.07.01 “RE” Residential Estate Zone, Section 12.07.1 “RS” Suburban Zone, and Section 12.08 “R1” One-Family Zone – rename Subsection C of each zone, and include new Single-Family Residential Floor Area requirements (1:1) and Proportional Stories FAR Bonus (1.25:1) in each zone;

3) Subsection A of Section 12.21.1 – add a Single-Story Height District, and amend this section to reference the new Single-Family Residential Floor Area requirements in each single-family zone; and

4) Subsection A of Section 12.28 Adjustments – amend the Zoning Administrator authority to exclude adjustments to Single-Family Residential Floor Area.

Proposed Project:

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED DRAFT ORDINANCE.
Erick Lopez, (213) 978-1243.

8. [**CPC-2006-3500-CU**](#)
CEQA: ENV-2006-3494-EIR
Plan: Central City

Council District: 9
Expiration Date: (Extended to 5-10-07)
Appeal Status: Appealable to Council

CONTINUED FROM 4-12-07

Public Hearing completed on February 12, 2007.

Project Location: 100 N. Judge John Aiso Street

Requested Actions:

Pursuant to Section 12.24.U.21 of the Municipal Code, a **Conditional Use Permit** for a government owned parking facility in the PF-2D (Public Facility) Zone.

Proposed Project:

A two-level, subterranean public parking facility for 300 vehicles, with access from Judge John Aiso Street. Also included is a public plaza containing landscaping, seating, with provisions to allow for future outdoor kiosk type retail opportunities to be leased by the City. The project site is approximately 51,830 square feet.

Applicant: City of Los Angeles, Sam Tanaka, Bureau of Engineering

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga (213) 978-1470

9. [CPC-2006-722-GPA-ZC-ZAD](#)
CEQA: ENV-2006-723-MND
Plan: Northeast Los Angeles

Council District: 14
Expiration Date: 8-7-07
Appeal Status: Appealable to Council

Public Hearing completed on March 2, 2007.

Project Location: 5331 E. Huntington Drive North; 5310, 5318, 5322 E Almont Street; and
ADD AREA - Properties fronting Almont Street westerly of project site to Edison Walk Alleyway adjacent to 5254 E. Almont Street.

Requested Actions:

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Northeast Community Plan from Low Residential to Low Medium II Residential. (5331 E. Huntington Drive North; 5310, 5318, 5322 E. Almont Street only); and

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from R1-1 (One-Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone); and

Pursuant to Section 12.24 X 7 of the Municipal Code, a **Wall/Fence Height Determination** from Section 12.21.C.1(g) to permit a six foot high wrought iron fence within the front yard setbacks in-lieu of the maximum 3 ½ foot height otherwise permitted.

Proposed Project:

(5331 E. Huntington Drive North; 5310, 5318, 5322 E. Almont Street). Construction of 25 low-income apartment units erected in three buildings two-stories high over semi-subterranean garages providing 41 parking spaces on an approximately 34,400 square foot irregular shaped sloping lot.

ADD AREA: No project is proposed.

Applicant: Maria Cabildo, East LA Community Corporation
Representative: Guillermo Urias/Alejandro Martinez

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM II RESIDENTIAL;
APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD1.5-1 AND APPROVAL OF THE DETERMINATION,
SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170.

10. [CPC-2006-7673-GPA](#)
CEQA: ENV-2006-7674-ND
Plan: Southeast Los Angeles

Council District: 9
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING REQUIRED

Project Location: That segment of Grand Avenue from Washington Boulevard to the north to 23rd Street to the south.

Requested Action:

A **General Plan Amendment** to the Southeast Los Angeles Community Plan and to the Transportation Element of the City's General Plan to re-designate Grand Avenue from a Major Highway Class II to a Modified Secondary Highway Street designation.

Proposed Project:

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Griselda Gonzalez, (213) 978-1210.

11. 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, May 24, 2007**
at the **Van Nuys City Hall**
14410 Sylvan Street
Council Chamber, 2ND Floor
Van Nuys, CA 91401

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@lacity.org.