

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 14, 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: No: 6.

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. [CPC-2006-7127-GPA-ZC-ZAA](#)

CEQA: ENV-2006-7128-MND
Plan: West Adams-Baldwin Hills/Leimert

Council District: 10
Expiration Date: 9-12-07
Appeal Status: Appealable to Council

Public Hearing completed on April 2, 2007.

Project Location: 5786-5794 Venice Boulevard

Requested Actions:

5786-5794 W. Venice Boulevard;
and ADD AREAS (5772-5784 Venice Boulevard and 1904-1906 Spaulding Avenue)

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 162, Geographic Area 2) to the West Adams-Baldwin Hills-Leimert Community Plan from Commercial Industrial to Neighborhood Commercial.

5786-5794 W. Venice Boulevard only

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from [Q]CM-1VL (Commercial Manufacturing Zone) to [Q]C2-1VL (Commercial Zone) to provide relief from an existing Q condition which prohibits residential use in a CM zone. (see attached maps); AND

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.14.C2 to permit zero foot side yard setbacks for the first story of the proposed buildings and three foot setbacks at the second and third stories in lieu of the required four foot side yard setbacks otherwise required.

Proposed Project:

Demolition of an existing building, and the construction of a three-story, one-unit Joint Living and Work Quarters building on each of four adjacent lots. The first floor level of each building will be primarily devoted to commercial use along with a two car garage having access from the rear alley, with a portion of the second and the entire third story devoted to residential use.

Applicant: Felicia French
Representative: Howard Robinson, Howard Robinson and Associates

STAFF RECOMMENDS DISAPPROVAL OF THE GENERAL PLAN AMENDMENT TO NEIGHBORHOOD COMMERCIAL; APPROVAL OF THE GENERAL PLAN AMENDMENT TO REVISE FOOT NOTE 12; APPROVAL OF THE ZONE CHANGE TO (T)(Q)CM-1VL; AND APPROVAL OF THE ADJUSTMENT, SUBJECT TO CONDITIONS.

Kevin D. Jones, (213) 978-1172

5. [CPC-2006-10244-ZC-SPR](#)

CEQA: ENV-2006-10211-MND
Plan: Wilmington-Harbor City

Council District: 15
Expiration Date: 06/14/07
Appeal Status: Appealable to Council

Public Hearing completed on April 20, 2007.

Project Location: 1450 W. Pacific Coast Highway.

Requested Actions:

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from [Q]c2-1VL-) (Commercial Zone) and [Q]P-1VL-O (Automobile Parking Zone) to RD1.5-1VL-O (Restricted Density Multiple Dwelling Zone); and

Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** for projects which result in an increase of 50 or more dwelling units.

Proposed Project:

Construction of 57 townhouse style condominium units (maximum 35 ½ feet high) arranged in eight buildings providing 140 parking spaces on a 2.63 acre irregular shaped site. (Note: Tentative Track Map No. 67783 for condominium purposes was heard by the Advisory Agency on February 28, 2007, and is currently being held under advisement).

Applicant: Efrem Joelson, Watt Developers
Representative: Same

STAFF RECOMMENDS APPROVAL OF A ZONE CHANGE TO (T)(Q)RD1.5-1VL-O AND SITE PLAN REVIEW APPROVAL.

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

6. Tentative Tract No. 66044-1A

CEQA: ENV-2006-7720-EIR
Plan: Hollywood

Council District: 13
Expiration Date: 7-03-07
Appeal Status: Appealable to Council

PUBLIC HEARING

Project Location: 5661 Santa Monica Boulevard, 5542 and 5545 W. Virginia Avenue

Requested Actions:

An appeal the entire decision by the Deputy Advisory Agency in approving Vesting Tentative Tract (VTT) 66044.

Proposed Project:

Site I (5661 Santa Monica Boulevard for 1 master lot (Lot 1), maximum 375 units of residential condominiums, 377,900 square feet of commercial space, and one air space lot, (Lot 4), Site II (5545 W. Virginia Avenue) for 1-lot, maximum 24 units of residential condominiums, and Site III (5542 W. Virginia Avenue) for 1-lot, maximum 38 units of residential condominiums.

Appellant: Doug Haines of La Mirada Neighborhood Association

Applicant: St. Andrews, Santa Monica LLC
Representative: Craig Lawson & Co. and Allen Matkins Law Firm

STAFF RECOMMENDS DENIAL OF THE APPEAL.

James Quinn, (213) 978-1351

7. CPC-2006-5242-GPA-ZC

CEQA: ENV-2006-5243-MND
Plan: Northeast Los Angeles

Council District: 1
Expiration Date: N/A
Appeal Status: N/A

Public Hearing completed on December 12, 2007.

Project Location: Various locations surrounding the Metro Gold Line Heritage Square/Arroyo Station, generally bounded by Marmion Way to the north, Pasadena Avenue to the east, Avenue 33 to the south, and Figueroa Street to the west.

Requested Actions:

Pursuant to Section 11.5.8 of the Municipal Code, amendments to the Northeast Los Angeles Community Plan land use designations from General Commercial to Community Commercial (Subareas 1 and 2); and Limited Industrial to Commercial Manufacturing (Subareas 3, 4, 5 and 6); and

Pursuant to Section 12.32 of the Municipal Code, Zone and Height District changes from [Q]C2-1VL to [T][Q]RAS3-1VL (Subareas 1 and 2); M1-1 to [T][Q]CM-2D (Subareas 3); and MR1-1 to [T][Q]CM-2D (Subareas 4, 5 and 6).

Proposed Project:

City-initiated general plan amendment and zone change to the Northeast Los Angeles community plan area for various subareas located immediately adjacent to the Metro Gold Line Heritage Square/Arroyo Station in order to promote mixed-use development in close proximity to a transit station. No project is proposed; however, the proposed zone changes within the subareas would permit a combined maximum allowable density of 775 residential units and a maximum allowable total of 885,000 square feet of commercial and/or manufacturing space.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO COMMUNITY COMMERCIAL (SUBAREA 1 AND 2); AND COMMERCIAL MANUFACTURING (SUBAREA 3, 4, 5 AND 6); AND APPROVAL OF THE ZONE CHANGE TO [T][Q]RAS3-1VL (SUBAREAS 1 AND 2); [T][Q]CM-2D (SUBAREA 3) AND [T][Q]CM-2D (SUBAREAS 4, 5 AND 6).

Jose Carlos Romero-Navarro, (213) 978-1180.

After 1 p.m.

8. [CPC-2006-9702-ZC-CU-CUB-CUX-ZV-DA](#)
(Incidental Cases: TT 67490, 64491 and 67492)
CEQA: EIR No. SCH-2005-091041
Plan: Central City

Council District: 9
Expiration Date: 6-29-07
Appeal Status: Appealable to City Council

Public Hearing completed on April 25, 2007.

Project Location: 100, 221, 225, and 237 S. Grand Avenue; 121, 129, and 135 S. Hill Street; 220 and 236 S. Hope Street; 111, 121, 130, 134, 138, 141, 145, 151, and 161 S. Olive Street; 400 and 440 W. 1st Street; 411, 417, 419, 421, 425, 427, 429, and 431 W. 2nd Street; and 630 and 635 W. General Thaddeus Kosciuszko Way

Requested Action:

Pursuant to Section 12.32-F of the L.A.M.C., a **Zone Change** from R5-4D to C2-4D for Parcels Q, W-1/W-2, and L/M-2; and

Pursuant to Section 12.24-V,2 of the L.A.M.C., a **Conditional Use** to permit a mixed-use development with a floor area ratio of 9.9:1 throughout the entire site in lieu of the maximum allowed ratio of 6:1 under the existing "D" limitation of Ordinance No. 164,307; and

Pursuant to Section 12.24-U,26 of the L.A.M.C., a **Conditional Use** to permit a residential density of one unit per 136 square feet of net lot area throughout the entire site in lieu of the minimum allowed one unit per 200 square feet of net lot area; and

Pursuant to Section 12.24-W,1 of the L.A.M.C., a **Conditional Use** to permit the sale and dispensing of alcoholic beverages for 35 establishments that will offer on-site sale and consumption, or off-site sales, including 28 establishments that will offer on-site alcoholic beverage service, five establishments that will sell alcoholic beverages for off-site consumption, and two establishments with a combination of on- and off-site consumption in the C2 zone incident to the zone change on Parcels Q, L/M-2, and W-1/W-2; and

Pursuant to Section 12.24-W,18 of the L.A.M.C., a **Conditional Use** to permit live entertainment with incidental public dancing at up to eight establishments in the C2 zone incident to the zone change on Parcels Q, L/M-2, and W-1/W-2; and

Pursuant to Section 12.27 of the L.A.M.C., a **Zone Variance** from Section 12.21-G to permit 1) 47,758 square feet of open space for 500 dwelling units on Parcel Q in lieu of the required 73,000 square feet of open space; 2) 33,000 square feet of open space for 850 dwelling units on Parcels L/M-2 in lieu of the required 123,650 square feet of open space; and 3) 62,100 square feet of open space for 1,310 dwelling units on Parcels W-1/W-2 in lieu of the required 190,650 square feet of open space for the Additional Residential Development Option, or to permit 41,000 square feet of open space for 710 dwelling units on Parcels W-1/W-2 in lieu of the required 103,300 square feet of open space for the County Office Building Option; where the common residential open space for all five parcels will include the square footage of adjacent public plazas, and that the landscaped portion of that common open space be less than the 25 percent minimum that is required; and

Pursuant to Section 12.27 of the L.A.M.C., a **Zone Variance** from Section 12.21-A,5(h)(2) to permit tandem parking spaces with a valet in lieu of providing a minimum of one individually and easily accessible parking space at all times for each dwelling unit or guest room for residents and hotel guests; and

Pursuant to Section 65864 of the State Government Code and the City implementing procedures, a **Development Agreement** with a term of 20 years for Parcels Q, L/M-2, and W-1/W-2.

Proposed Project:

The creation of a 16-acre civic park, streetscape improvements along Grand Avenue from Fifth Street to Cesar Chavez Avenue, and development of five parcels for an approximate 3.6 million square foot mixed use development consisting of two development options. Under the County Office Building Option, up to 2,060 residential units, including 412 affordable apartment units; up to 275 hotel rooms; up to 449,000 square feet of retail space; and up to 681,000 square feet of County office space would be constructed with 5,035 parking spaces. Under the Additional Residential Development Option, up to 2,660 residential units, including 532 affordable units; up to 275 hotel rooms; and up to 449,000 square feet of retail space would be constructed with 5,255 parking spaces. The Project will also include an Equivalency Program that will allow the composition of the five development parcels to be modified in a manner that does not increase the project's impacts on the environment within a framework within which land uses can be exchanged for certain other permitted land uses within and between parcels so long as the limitations of the Equivalency Program are satisfied and no additional environmental impacts occur. All permitted land use increases can also be exchanged for corresponding decreases of other land uses.

Applicant: The Related Companies
Representative: PSOMAS

STAFF RECOMMENDS APPROVAL.
Henry Chu, (213) 473-9919.

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

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

CONTINUED FROM MAY 24, 2007.

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:

Discussion on possible amendments to the Baseline Mansionization Ordinance that address issues raised by the City Planning Commission Subcommittee on Mansionization, and at the May 10 and May 24, 2007 City Planning Commission meetings.

Proposed Project:

No project is proposed.

Applicant: City of Los Angeles

STAFF UPDATE AND ITEM WILL BE CONTINUED TO JUNE 28, 2007 FOR COMMISSION ACTION.
Erick Lopez, (213) 978-1243.

10. DOWNTOWN URBAN DESIGN GUIDELINES AND STREET STANDARDS PRESENTATION.

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, June 28, 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@lacity.org.