

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 12, 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: 8, 10 AND 12.

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
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

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-2006-2423-GPA-ZC](#)
CEQA: ENV-2005-9188-MND
Plan: South Los Angeles

Council District: 15
Expiration Date: 10-09-07
Appeal Status: Appealable to Council

Public Hearing completed on March 02, 2007.

Project Location: 11516-11518 S. Vermont Avenue; 811-145 W. 115th Place

Requested Actions:

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 158, Geographic Area 2) to the South Los Angeles Community Plan from Public Facilities to Medium Residential.

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from R1-1 (One Family Zone) to R3-1 (Multiple Family Zone)

Proposed Project:

Construction of a four-story (maximum 45 foot high), 42 unit, condominium project consisting of up to three buildings. The project proposes to provide 84 resident parking spaces, 11 guest parking spaces, and two additional parking spaces for a total of 97 parking spaces on the first level of the buildings to be located on an approximately 53,321 square foot site previously occupied by a park and ride facility. (Note: Tentative Tract Map No. 65361 has been filed for condominium purposes and will require a separate notice and hearing before the Advisory Agency at a later date, a vacation of the public alley for access purposes has also been requested).

Applicant: Mohamad Purnamdari

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO LOW MEDIUM RESIDENTIAL; APPROVAL OF THE ZONE CHANGE TO R3-1, SUBJECT TO CONDITIONS OF APPROVAL.

Madhu Kumar, (213) 978-1162

5. [CPC-2006-997-GPA-ZC](#)
CEQA: ENV-2006-773-MND
Plan: Westlake

Council District: 13
Expiration Date: 10/09/07
Appeal Status: Appealable to Council

Public Hearing completed on March 02, 2007.

Project Location: 1502, 1504, and 1510 Rockwood Street

Requested Actions:

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 158, Geographic Area 2) to the Westlake Community Plan from Low Medium Residential for the properties located at 1504 and 1510 W. Rockwood Street to Highway Oriented Commercial.

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from RD1.5-1-O (Restricted Density Multiple Dwelling Zone - Oil Drilling District) and C2-1-O (Commercial Zone - Oil Drilling District) to RAS4-1-O (Residential/Accessory Services Zone – Oil Drilling District).

Proposed Project:

Demolition of a single-family dwelling and construction of a 4-story (maximum 57 foot high), 40 unit apartment building (includes four density bonus units). The project will provide 80 parking spaces in a

two-level semi-subterranean parking garage accessible from the rear alley on an approximately 14,400 square foot sloping site.

Applicant: Charles Jeannel, Crown Hill, LLC
Representative: Bill Christopher, Urban Concepts

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO HIGHWAY ORIENTED COMMERCIAL; APPROVAL OF ZONE CHANGE TO RAS4-1-O, SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar, (213) 978-1162

6. [CPC-2006-2650-GPA-ZC-HD](#)

CEQA: ENV-2006-1183-MND-REC1
Related Case: Tentative Tract 68723
Plan: San Pedro

Council District: 15
Expiration Date: 10/09/07
Appeal Status: Appealable to Council

Public Hearing completed on February 26, 2007

Project Location: 255 – 295 W. 8th Street, San Pedro

Requested Actions:

255 – 295 W. 8th Street San Pedro And ADD AREA (229 – 247 W. 8th Street, San Pedro):

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the San Pedro Community Plan from Low Medium II Residential to Community Commercial for the subject site and an **Add Area** defined as the five lots on the south side of 8th Street east of the proposed project site, north and west of the abutting alleys (no project is proposed for the Add Area).

255 – 295 W. 8th Street San Pedro only:

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the San Pedro Community, Footnote number 3 to permit Height District 1L for the proposed project site in lieu of the Height District 1XL which is otherwise permitted.

Pursuant to the Section 12.32 of the Municipal Code, a **Zone and Height District Change** from RD1.5-1XL (Restricted Density Multiple Dwelling, one unit for each 1,500 sq. ft. of lot area, two stories and 30 foot height maximum) to RAS3-1L (Residential Accessory Services, 6 stories/75 feet maximum, and 3:1 FAR).

Proposed Project:

Construction of a 6-story, 65 feet in height 76,382 square foot 47-unit residential building consisting of 39 market rate condominium units four live work units on the ground floor and four affordable units. The proposed development will include 106 parking spaces for residents and guests, on a 33,602 square foot rectangular shaped site.

Applicant: Hossein Moalej
Representative: Fisher and Associates;
Darryl Fisher, Sheila Gershon

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO COMMUNITY COMMERCIAL FOR THE SUBJECT SITE AND ADD AREAS; APPROVAL OF ZONE CHANGE AND HEIGHT DISTRICT TO (T)(Q)RAS3-1L, SUBJECT TO CONDITIONS OF APPROVAL.
Kevin D. Jones, (213) 978-1172

7. [CPC-2006-7921-CU-ZV](#) Council District: 8
CEQA: ENV-2006-7922-MND Expiration Date: 07/14/07
Plan: Southeast Los Angeles Appeal Status: Appealable to Council

Public Hearing completed on May 14, 2007

Project Location: 310 W. 95th Street

Requested Actions:

Pursuant to Section 12.24.U 24 of the Municipal Code, a **Conditional Use** for an elementary school use in the R1-1 (One-Family) and [Q]C2-1 (Commercial) zones.

Pursuant to Section 12.24. F of the Municipal Code **Modifications** of the height and area regulations as follows:

- (a) Height: to permit a building height of 37 feet and an elevator tower (to be topped by a softly illuminated beacon) of 43 feet for the part of the proposed classroom building located on the R1-1 zoned portion of the site in lieu of the maximum 33 foot height limit which is otherwise permitted; and a building height of 37 feet for the part of the proposed classroom building located on the [Q]C2-1 zoned portion of the site in lieu of the maximum 25 foot transitional building height which is otherwise permitted for buildings on C or M zoned parcels that are located within 49 feet of a RW1 or more restrictive zoned lot.
- (b) Area: to permit a 2 foot front yard setback for the part of the proposed classroom building located on the R1-1 zoned portion of the site in lieu of the 20 foot front yard setback that is otherwise required; to maintain the existing 13 foot front yard setback for the church building located on the R1-1 zoned portion of the site in lieu of the 20 foot setback that is otherwise required; to maintain the existing 1 foot to 2 foot side yard for an existing building on the R1-1 zoned portion of the site in lieu of the 5 foot setback that is otherwise required; and to maintain a zero to 2 foot rear yard setback for existing buildings on the R1-1 zoned portion of the site in lieu of the 15 foot rear yard which is otherwise required.

Pursuant to Section 12.27 of the Municipal Code a **Variance** from Section 12.21 A.6 to permit the postponement of parking lot development requirements involving a wall, perimeter landscape buffer and interior landscaping until phase two of the project.

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from sections 12.21 A 4 and 5 to permit 16 existing school parking spaces in a tandem configuration for use of an existing auditorium and former church building in lieu of the minimum required 45 individually accessible parking spaces otherwise required.

Proposed Project:

Continued use, maintenance and phased expansion of an existing charter elementary school serving grades K through 5 with a current enrollment of 260 students located on a 52,500 square foot site classified in the [Q]C2-1 and R1-1 zones with 11 existing classrooms by adding the following: an additional 90 students for a total enrollment of 350 students, 34 administrative staff (17 teachers, 11 teaching aides and 6 administrative), construction of a new two-story, 12,511 square foot 9-classroom building on the northern portion of the site fronting 95th Street, construction of a new two-story, 8,820 square foot 7-classroom building on the eastern portion of the site fronting Broadway and construction of a new 3,608 square foot administration and media center building in the interior of the site, together with the conversion of an existing 4,675 square foot church and auditorium building to multipurpose school uses on the western portion of the site adjoining the I-110 (Harbor) Freeway. The total proposed square footage to be added by new buildings is 24,939 square feet, and the total floor area of the existing buildings, the three new buildings and outside covered areas will not exceed 30,300 square feet. Permanent parking for 36 vehicles in a tandem configuration will be provided. The project also includes the demolition of three existing one-story classroom and administration buildings totaling

7,120 square feet and the removal of 5 of 13 nonprotected trees. Proposed hours of operation will be 7 a.m. to 6 p.m. Monday through Friday except for special events. The project will be developed in two phases: the first phase will include construction of the new classroom building on the 95th Street frontage and use of the existing buildings on the site for school purposes and the second phase will include construction of the other new buildings and demolition of three existing buildings.

Applicant: Eugene Fisher, Watts Learning Center
Representative: DLA Piper U.S., Michael Woodward

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE, MODIFICATIONS, AND VARIANCES AS REQUESTED.
Kevin D. Jones, (213) 978-1172

8. [CPC-2007-2065-ICO](#)
CEQA: ENV-2007-2066-CE
Plan: Hollywood

Council District: 4
Expiration Date: N/A
Appeal Status: Not appealable

Public Hearing

Project Location: Properties generally bounded by Griffith Park on the north; Griffith Park, Fern Dell Drive, Tyron Drive and Live Oak Drive on the east; Franklin Avenue and Foothill Drive on the South; Canyon Drive on the west including properties west of Canyon Drive north of Argosy Way.

Requested Actions:

The establishment of an Interim Control Ordinance (ICO) to temporarily prohibit the issuance of building permits in excess of certain floor area thresholds.

Proposed Project:

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.
Blake E. Kendrick, (213) 978-1178

After 1 P.M.

9. **DOWNTOWN URBAN DESIGN GUIDELINES AND STREET STANDARDS PRESENTATION.**
(Continued from June 14, 2007)

10. [CPC-2007-1233-GPA](#)
CEQA: ENV-2007-1234-ND
Related Case: CPC-1987-182-SP
Plan: Westlake

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

Public Hearing

Project Location: Lucas Avenue between Beverly Boulevard and 6th Street and 5th Street between Lucas Avenue and Witmer Street

Requested Actions:

Pursuant to Sections 11.5.6 and 11.5.7 of the Municipal Code, City initiated General Plan Amendments to the Westlake Community Plan and the Transportation Element of the City's General Plan, and City initiated Specific Plan Amendment to the Central City West Specific Plan for the re-designation of the segment of Lucas Avenue between Beverly Boulevard and 6th Street from a Modified Major Highway Class II to a Modified Secondary Highway, and 5th Street between Lucas Avenue and Witmer Street from a Modified Collector Street to a Collector Street.

Proposed Project:

City initiated General Plan Amendment to the Transportation Element of the General Plan and to the Westlake Community Plan, and Specific Plan Amendment to the Central City West Specific Plan for the re-designation of Lucas Avenue between Beverly Boulevard and 6th Street and 5th Street between Lucas Avenue and Witmer Street. Lucas Avenue, between Beverly Boulevard and 6th Street, will be downgraded from a Modified Major Highway Class II with a 108 foot right-of-way, with three travel lanes in each direction, and 14 foot sidewalk/parkways, to a Modified Secondary Highway, with a 90 foot right-of-way, two travel lanes in each direction, and a 12 foot sidewalk/parkway. Fifth Street, between Lucas Avenue and Witmer Street, will be downgraded from a Modified Collector Street with a 76 foot right-of-way and four travel lanes to a Collector Street, with a 64 foot right-of-way, and two travel lanes.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO TO THE WESTLAKE COMMUNITY PLAN AS ADOPTED BY CITY COUNCIL SEPTEMBER 16, 1997.
Patricia Diefenderfer, (213) 978-1174

11. [CPC-2006-10393-MS](#)
CEQA: ENV-2006-10394-CE
Plan: Northeast Los Angeles

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

Public Hearing completed on March 27, 2007.

Project Location: The Lincoln Heights Preservation Plan covers the area which is generally bounded on the north by West Avenue Thirty-One, East Avenue Thirty-Three, and Minnesota Street; on the west by the Golden State Freeway (5 Freeway), Daly Street, Pasadena Avenue, and Barranca Street; on the east by Eastlake Avenue and Gates Street; and on the south by Mozart Street, Manitou Avenue, and Darwin Avenue.

Requested Actions:

The approval of the Lincoln Heights HPOZ Preservation Plan

Proposed Project:

No project.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED LINCOLN HEIGHTS HPOZ Preservation Plan.
Blake E. Kendrick, (213) 978-1178

12. [CPC-1993-0378-CA](#)
CEQA: ENV-2006-10468-CE
Related Cases: CF-03-2035 & CF 04-2089
Plan: All

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

Public Hearing

Project Location: Citywide

Requested Actions:

Amend Sections 12.27.1, 19.01.P and 163.02, and add a new Section 91.90 to the Los Angeles Municipal Code.

Proposed Project:

The proposed ordinance (Appendix A) will amend the Los Angeles Municipal Code (LAMC) to enhance the City's ability to enforce a determination by the Director of Planning or action of the City Council to discontinue a land use or discretionary zoning approval pursuant to LAMC Section 12.27.1 (Administrative Nuisance Abatement Proceedings); to require full cost recovery for the City in nuisance abatement actions that result in discontinuance; and to entitle eligible tenants to receive relocation benefits when a residential use is discontinued.

Applicant: City of Los Angeles

STAFF RECOMMENDS ADOPTION OF STAFF REPORT AS ITS REPORT ON THE SUBJECT.
Cynthia Cuza, (213) 978-1347

13. **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, July 26, 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.