

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 27, 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
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 AND 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 "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 agendaized 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
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 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. **VTT-65063-CC-1A**

CEQA: ENV-2006-6925-CE
Plan: North Hollywood-Valley Village

Council District: 4
Expiration Date: Extended
Appeal Status: Appealable to Council

PUBLIC HEARING

Project Location: 11030 West Hartsook Street

Requested Action: Appeal from Condition Nos 3g, 4a and S3(i) of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 65063-CC.

Proposed Project: Conversion of 60 apartment units to 60 residential condominium units.

Applicant: NoHo Land Partners, LLC
Representative: Land Design Consultants, Inc.

Appellant: Same

STAFF RECOMMENDS GRANT THE APPEAL IN PART; MODIFY CONDITION 4a.
Michael S. Young, (213) 978-1387; Candida B. Legue, (213) 978-1318.

5. [TT-62822-DB-1A](#) Council District: 4
CEQA: ENV-2005-4869-MND-REC1 Expiration Date: 10-8-07
Plan: Wilshire Appeal Status: Appealable to Council

PUBLIC HEARING

Project Location: 600-622 ½ South Ridgeley Drive

Requested Action: Appeal, from the entire Deputy Advisory Agency's approval of Tentative Tract No. 62822-DB.

Proposed Project: Construction of a 52-unit residential condominium (49 market rate units and three very low income units) on a 31,212 net square foot site in the [Q]R4-1 zone with 113 parking spaces, including 13 guest parking spaces. The applicant is requesting a density bonus pursuant to Government Code 65915 for 48 by right units and four density bonus units, including three to be designated for "very low income" persons, with one incentive for a 20% increase in FAR (actual increase in FAR to be 9%). Also, a haul route approval to export 15,000 cubic yards of soil.

Applicant: Steve Erdman
Representative: Thomas D. Iacobellis

Appellant: Diana Arias

STAFF RECOMMENDS DENY THE APPEAL.
Sarah Molina, (213) 473-9983

6. [CPC-2007-3827-ICO](#) Council District: 1, 8, 9, 10, 15
CEQA: ENV-2007-3828-CE Expiration Date: N/A
Plans: South Los Angeles; Southeast Appeal Status: N/A
Los Angeles; West Adams Baldwin
Hills-Leimert

PUBLIC HEARING

Project Location: All properties fronting on commercial corridors designated as Major Highway Class I, Major Highway Class II and Secondary Highway in three (3) of the City of Los Angeles Community Plan areas: West Adams-Baldwin Hills-Leimert, South Los Angeles and Southeast Los Angeles.

Requested Action: The establishment of an Interim Control Ordinance (ICO) to temporarily prohibit the issuance of all permits related to the establishment of new fast-food restaurants

located in whole or in part within the proposed ICO boundary. The ICO shall include an Urgency Clause making it effective upon publication and shall run for one year with two six month extensions by Council Resolution or until the adoption of appropriate land use regulatory controls.

Proposed Project: No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE (ICO).

Faisal Roble, (213) 978-1168

7. **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 will be held at 8:30 a.m. on Thursday,
October 11, 2007
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@lacity.org