

CORRECTED COPY

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 11, 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: 5, 7, 8 AND 9.

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. Response to City Planning Commission Requests
 - Status of Mayor's Sustainability Executive Directive
 - Case Processing Timeline
- B. Council actions and schedule.
- C. Legal actions and rulings update.
- D. 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: 11-11-07
Appeal Status: Appealable to Council

Carried over from July 12, 2007; Continued from July 26, 2007 and August 23, 2007.

Public Hearing completed on March 02, 2007.

Project Location: 11516-11518 S. Vermont Avenue; 811-845 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 **CONTINUANCE TO OCTOBER 25, 2007.**
Jim Tokunaga, (213) 978-1309; Madhu Kumar, (213) 978-1162

5. [CPC-2007-778-GPA-ZC-ZAA-SPR](#)
CEQA: ENV-2007-55-MND
Plan: Central City North

Council District: 9
Expiration Date: 01-10-08
Appeal Status: Appealable to Council

LIMITED PUBLIC HEARING

Project Location: 100-300 S. Santa Fe Avenue and 1000 E. First Street

Requested Actions:

Pursuant to Section 11.5.8 of the Municipal Code, a **General Plan Amendment** to the Transportation Element of the General Plan and the Central City North Community Plan, to re-designate Santa Fe Avenue between First Street and Fourth Street from a Major Highway to a Modified Collector Street; and

Pursuant to Section 11.5.8 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Geographic Area 2) to the Central City North Community Plan from Public Facilities to Regional Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone and Height District Change** from PF-1XL (Public Facilities Zone) to C2-2D (Commercial Zone with a development limitation of a maximum 3:1

Floor Area Ratio (FAR)); and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.14 C.2 as follows:

a. To permit side yards varying in width from zero to 31 feet on the ground floor (up to 56 feet on upper levels) in lieu of providing side yards that are a minimum of nine feet wide as is otherwise required; and

b. To permit a rear yard varying in depth from one foot to 31 feet in lieu of providing a rear yard that is a minimum of 18 feet deep as is otherwise required; 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.

Proposed Project:

Construction of mixed-use project (6-stories, 70-feet high, 3:1 Floor Area Ratio (FAR)) consisting of 439 residential apartment units, approximately 17 Flexible use spaces that will accommodate residences, live work spaces, or commercial uses (approximately 27,370 square feet), approximately 51,250 square feet of retail/commercial space and 47,400 square feet of open space. The project will provide a minimum of 838 parking spaces to be located in a subterranean parking garage, an above ground parking garage and at grade. The project is located on a four acre site that is predominantly paved with asphalt.

Applicant: One Santa Fe, LLC
Representative: Charles F. Cowley III

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENTS; APPROVAL OF THE ZONE CHANGE/HEIGHT DISTRICT CHANGE TO (T)(Q)C2-2D, SUBJECT TO CONDITIONS; APPROVAL OF THE ADJUSTMENTS AND APPROVAL OF THE SITE PLAN REVIEW.

Kevin D. Jones, (213) 978-1172

6. **CPC-2004-4139-ZV-CUB-CUX-ZAD**

CEQA: ENV-2004-4140-MND

Plan: Central City North

Council District: 1

Expiration Date: 10-12-07

Appeal Status: Appealable to Council

Public Hearing completed on July 20, 2007.

Project Location: 900-924 N. Broadway, 215-219 College Street, 901 Spring Street

Requested Actions:

Pursuant to [Q] Condition No. 1 of Ordinance 164,855, an **Approval of Plans** for a development with a Floor Area Ratio (FAR) in excess of 2:1; and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** from Section 12.21. A. 4 (a) to allow 169 parking spaces for the residential portion of the project in lieu of the 191 parking spaces otherwise required; and

Pursuant to Section 12.24 W 1 of the Municipal Code, a master **Conditional Use** to permit the sale of a full line of alcoholic beverages for eight (8) anticipated uses including three restaurants providing on-site consumption; two lounges also providing on-site consumption, one of which will feature live entertainment and dancing; a catering establishment serving alcohol for special events on the Cultural Plaza; a wine bar providing on-site tasting and off-site sale of beer and wine, and a retail establishment providing a full line of alcoholic beverages for off-site sale; and

Pursuant to Section 12.24 W 18.a of the Municipal Code, a **Conditional Use** to permit an entertainment use to be located in the C2 zone, specifically dancing in two of the commercial venues in the project (one of the lounges and the Cultural Plaza during some special events); and

Pursuant to Section: 12.24.X.20 of the Municipal Code, a **Determination** for the following: to permit two or more uses to share their off-street parking space; and

Pursuant to Section 12.24 Y of the Municipal Code, a **Determination** to permit a ten percent decrease of the number of commercial parking spaces required for a project located not more than 1,500 feet from the portal of a fixed rail transit station, bus station or similar transit facility.

Proposed Project:

Demolition of an existing vacant restaurant building, removal of surface parking and construction of a 247,605 square foot mixed use project to be constructed in two buildings (approximately 104 feet 2 inches high) with 169 residential dwelling units including a 10% set aside for moderate income families and 10% for working families, 43,231 square feet of commercial use, and a 17,642 square foot Cultural Plaza. The project will provide 169 residential parking spaces, 175 commercial and public parking spaces for a total of 344 parking spaces in a public and private, subterranean and above ground parking structure. The project will also include an intermodal parking area adjacent to the Gold Line Station to include 35 surface parking spaces for commuter vans, approximately 5 spaces for (Note: The Deputy Advisory Agency conducted a public hearing for Vesting Tentative Tract Map 61837 for residential condominium and commercial subdivision purposes on February 2, 2005 and is currently holding the Tract under advisement.)taxies and approximately 20 spaces for bicycles.

Applicant: Lawrence S. Bond, Chinatown Gold Line Station, LP
Representative: Elizabeth Borstein

STAFF RECOMMENDS APPROVAL OF THE ZONE VARIANCE AND CONDITIONAL USE PERMITS, SUBJECT TO CONDITIONS; AND APPROVAL OF THE ZONING DETERMINATIONS.
Jim Tokunaga, (213) 978-1309.

7. [DIR-2007-1293-DB-1A](#)
CEQA: ENV-2007-1294-CE
Plan: Hollywood

Council District: 13
Expiration Date: N/A
Appeal Status: Not further
appealable.

PUBLIC HEARING

Project Location: 952 N. Harvard Boulevard

Requested Actions:

An Appeal, from the entire Determination of the Director of Planning in approving a Density Bonus Compliance Review to allow the construction of 40 residential dwelling units in a 3-story building at a height of 36 feet. 100% of these units shall be reserved as restricted affordable units for Low Income or Very Low Income households, as defined by the State Density Bonus Program. Since the project sets aside at least 20% of its units for low-income occupants, the applicant qualifies for a Density Bonus of up to 35%, and up to 3 incentives from a specified menu of concessions. In accordance with the Density Bonus law, the applicant requested 4 additional units, for a total of 40 units, and 1 incentive: a 6-foot increase in height over the maximum 30 feet in Height District 1XL. All other project elements (setbacks, parking) follow Los Angeles Municipal Code (LAMC) for the R3-1XL zone. The project will provide 42 parking spaces for the residential units. All parking will be provided in a one-level basement garage.

Proposed Project:

Construction of 40 residential dwelling units in a 3-story building at a height of 36 feet. 100% of these units shall be reserved as restricted affordable units for Low Income or Very Low Income households, as defined by the State Density Bonus Program

Applicant: Gary Squier, SADI, LLC
Appellant: Dorothy Phelps

STAFF RECOMMENDS DENY THE APPEAL.
Kevin Keller/Nicholas P. Maricich, (213) 978-2666

8. **DIR-2006-10428-DB-1A**

CEQA: ENV-2005-8137-MND-REC
Plan: Palms-Mar Vista-Del Rey

Council District: 5
Expiration Date: N/A
Appeal Status: Not further
appealable

PUBLIC HEARING

Project Location: 10329 West Palms Boulevard (intersection Motor Avenue)

Requested Actions:

An APPEAL from the entire Determination of the Director of Planning to approve with conditions a Density Bonus Compliance Review to allow the construction of a mixed use (residential and commercial) building comprised of 49-apartment units, including 10 restricted affordable units for low-income households and 9,357 square feet of commercial use. The new structure will measure 67-feet 5-inches in height, and be comprised of 5 stories of rental units above one story of ground-level retail with subterranean and ground-level parking. Pursuant to Government Code Section 65915 (State Density Bonus Program), 20 percent of the base number of otherwise permitted units will be reserved for low income households, and therefore the project will provide 111 total parking spaces, as approved, and the project will utilize two incentives, as conditionally approved: a) Deviation in floor area requirements permitting 2.75:1 Floor Area Ratio and b) Deviation in open space requirements up to 16%.

Proposed Project:

Construction of a mixed use (residential and commercial) building comprised of 49-apartment units, including 10 restricted affordable units for low-income households and 9,357 square feet of commercial use.

Applicant: Claire Heron, C-R Management Company
Appellants: Lee Wallach, Chuck Ross, Milton Sidley

STAFF RECOMMENDS DENY THE APPEALS; MODIFY IN PART, DIRECTOR'S DETERMINATION.
Shana Bonstin, (213) 978-1207.

9. **CPC-1993-378-CA**

CEQA: ENV-2006-10468-CE
Plan: All

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

PUBLIC HEARING CONTINUED FROM AUGUST 9, 2007

Project Location: Citywide

Requested Actions:

Proposed Amendment to Sections 12.27.1, 19.01.P and 163.02A, 151.06.C.3 of the Los Angeles Municipal Code, and the addition of a new Section 91.90 to the Code.

Proposed Project:

The proposed ordinance (Appendix B) will amend Sections 12.27.1, 19.01.P, 163.02.A and 151.06.C.3, and add a new Section 91.90 to the Los Angeles Municipal Code to enhance the City's ability to enforce discontinuance of a land use or discretionary zoning approval that is ordered by the Director of Planning or City Council pursuant to LAMC Section 12.27.1; to require full cost recovery for the City in nuisance abatement actions that result in discontinuance; to provide relocation benefits and other protections for tenants displaced when a residential use is discontinued; and to avoid loss of residential units for low income tenants.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF PROPOSED ORDINANCE (APPENDIX B).
Cynthia Cuza, (213) 978-1347

10. 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, October 25, 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.