

**REVISED CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 15, 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.planning.lacity.org under "Forms and Instructions". 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.planning.lacity.org. 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 agendized 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. Response to City Planning Commission Requests
 - Discussion on Ex Parte Communication Issues
- 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 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. [DIR-2007-4394-DB-1A](#)
CEQA: ENV-2007-4393-CE
Plan: Palms-Mar Vista-Del Rey

Council District: 11
Expiration Date: 12-31-07
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: **12449 West Louise Avenue**

Proposed Action: An **Appeal**, from the entire Determination of the Director of Planning in approving a Density Bonus Compliance Review to allow the construction of 25 residential dwelling units in a 3-story plus loft building at a height of 54 feet. 11% of these units shall be reserved as restricted affordable units Very Low Income households, as defined by the State Density Bonus Program. Since the project sets aside at least 11% of its units for Very Low Income occupants, the applicant qualifies for a Density Bonus of up to 35%, and up to 2 incentives from a specified menu of concessions. In accordance with the Density Bonus law, the applicant requested 7 additional units, for a total of 25 units, and 1 incentive: a 5-foot increase in height over the maximum 45 feet in Height District 1. Additionally, the Applicant elected to exercise their right to utilize the parking rates from State Density Bonus law; the project includes 26 parking spaces in an at-grade garage. Vehicular access to the project is taken from the alley and a pedestrian entrance is included on Louise Avenue. All other project elements (setbacks, open space) follow Los Angeles Municipal Code (LAMC) for the R3-1 zone.

Applicant: Robert Green, Louise Apartments, LLC
Appellant: Steve Noyes

STAFF RECOMMENDS DENY THE APPEAL; SUSTAIN THE DETERMINATION.
Christopher Koontz; (213) 978-1193.

5. [CPC-2007-4749-CA](#)
CEQA: ENV-2007-4750-CE
Plan: Citywide

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

PUBLIC HEARING REQUIRED

Project Location: **Citywide**

Requested Action: A proposed ordinance (Appendix A) amending the Los Angeles Municipal Code to establish a Green Building Program which shall include a Standard of Sustainability and Standard of Sustainable Excellence. This proposed ordinance (Appendix A) also outlines a permit process for projects at or above 50,000 square feet or 50 units to meet the obligations of the US Green Building Council's Leadership in Energy and Environmental Design (LEED) compliance at a Certified Level. Furthermore, the proposed ordinance (Appendix A) establishes a Green Building Team to administer and coordinate the Program.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE (APPENDIX A).
Jane Blumenfeld, (213) 978-1372; Claire Bowin, AICP, Project Manager, (213) 473-9987.

6. [VTT-64165-1A](#)
CEQA: ENV-2006-10542-CE
Plan: Wilshire

Council District: 10
Expiration Date: Extended
Appeal Status: Appealable to
Council

PUBLIC HEARING REQUIRED – CONTINUED FROM NOVEMBER 8, 2007

Project Location: 3460 W. 7TH Street

Requested Actions: An appeal, from the entire decision of the Advisory Agency in disapproving Vesting Tentative Tract Map No. 64165.

Proposed Project: Conversion of 168 apartment units and ground floor commercial to 168 residential condominium units and ten commercial condominium units with 213 parking spaces.

Applicant: Federal Street LA, LLC
Appellant: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
James Quinn, (213) 978-1351

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,
December 13, 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