

**Corrected CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 10, 2008, 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.

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.

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.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 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. Legal actions and rulings update.
- C. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Commission Requests.
- C. Discussion with Department of Transportation on Transportation Mitigation Measures & "Do Real Planning" Guidelines.

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-2007-515-GPA-ZC-HD-CU-PAB-ZV-ZAA-SPR](#)

CEQA: CRA EIR (SCH #2006111135)
Plan: Hollywood

Council District: 13
Expiration Date: 4-10-08
Appeal Status: Appealable to Council

Public Hearing completed on October 24, 2007.

Project Location: 5929-5945 Sunset Boulevard & 1512-1540 N. Gordon Street

Requested Action: Per LAMC Section 12.32.E, a **General Plan Amendment** to revise the land use designation in the Hollywood Community Plan from Highway Oriented Commercial and Medium Density Residential to Regional Center Commercial; and

Per LAMC Section 12.32.F, a **Zone Change** from the C4 and [Q]R4 Zones to the C2 Zone; and

Per LAMC Section 12.32.F, a **Height District Change** from Height Districts -1VL and -1 to Height District -2D. The proposed D Limitation would limit the allowable Floor Area Ratio to 4.5:1 using pre-dedicated lot area, in lieu of the 6:1 FAR normally permitted in Height District 2; and

Per LAMC Section 12.24, a **Conditional Use** Permit to allow the following: a **Conditional Use** Permit to permit floor area averaging across the entire project site and a **Plan Approval** to permit the continued sale of alcohol for on-site consumption; and

Per LAMC Section 12.27, the Applicant requests the following Zone Variances:

1) a **Variance** from LAMC Section 12.21.A.4 to permit a residential parking ratio of 1.28 parking spaces per unit in lieu of the following requirement: one parking space for each unit of less than three habitable rooms, 1.5 parking spaces for each dwelling unit of three habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms; 2) a **Variance** from LAMC Section 12.21.A.5 to permit reduced clear space at structural elements from 10 inches to zero inches, and providing 67% compact stalls in lieu of the one required standard parking stall per residential dwelling unit; 3) a **Variance** from LAMC Section 12.11.A to permit floor area averaging to include property that is not currently located in a C or M Zone, specifically to include property presently located in the [Q]R4-1VL Zone; 3) a **Variance** from LAMC Section 12.11 to permit a Parking Building (underground parking structure) to be constructed, operated and maintained in the [Q] R4-1VL Zone;

4) a **Variance** from LAMC Section 12.11 to permit a Public Park, operated by a Private Agency, to be constructed, operated and maintained in the [Q] R4-1VL Zone, and to be located above the Parking Building; 5) a **Variance** from LAMC Section 12.21 C.5(h) to permit the above-referenced Parking Building and Public Park to be maintained as accessory uses in relation to the primary uses (mixed use building) in the adjacent C4 zoned parcels, and to allow pedestrian and vehicular access and circulation between the [Q] R4-1VL zoned parcels and the C4 zoned parcels and vice versa; 6) a **Variance** from LAMC Section 12.21.G to allow reduced open space to provide approximately 96 square feet for every dwelling unit, in lieu of the following requirement: 100 square feet for each unit having less than three habitable rooms, 125 square feet for each unit having three habitable rooms, and 175 square feet for each unit having more than three habitable rooms; and 7) a **Variance** from LAMC Section 12.21.C.1(i) and Section 12.21.C.1(j) to permit the proposed public park to be sold as a separate condominium unit; and

Per LAMC Section 12.28, the Applicant requests a Zoning Administrator's **Adjustment** from LAMC Section 12.14.C and 12.11.C to permit reduced easterly and westerly side and rear yards from the required 15 feet (side) and 20 (rear) feet to zero feet; and

Per Los Angeles Municipal Code (LAMC) Section 16.05, the Applicant requests approval of **Site Plan Review**.

Proposed Project: The proposed project involves the construction of a 324,432 square-foot, mixed-use project including 311 dwelling units, 40,000 square feet of creative office space and 13,500 square feet of ground floor retail (including 8,500 square feet of restaurant space). The project will also include the development of an approximately 21,177 square-foot public park, will provide 508 on-site parking spaces in four subterranean levels and two above grade levels, will retain and incorporate portions of the amenity deck on the third floor, and will retain and incorporate portions of the structural/architectural components of the existing Old Spaghetti Factory Building. A signage plan for on-site and off-site advertising will also be included.

Applicant: Sunset & Gordon Investors, LLC
Representative: Katherine Casey; Craig Lawson & Company, LLC.

STAFF RECOMMENDS **APPROVE** THE **GENERAL PLAN AMENDMENT** TO REGIONAL CENTER COMMERCIAL AND THE **ZONE AND HEIGHT DISTRICT CHANGE TO (T)(Q)C2 2D; DENY A CONDITIONAL USE PERMIT TO PERMIT FLOOR AREA AVERAGING ACROSS THE ENTIRE PROJECT AREA WITHOUT PREJUDICE; APPROVE CONDITIONAL USE PLAN APPROVAL** TO PERMIT THE CONTINUED SALE OF ALCOHOL FOR ON-SITE CONSUMPTION; APPROVE **VARIANCES** TO PERMIT A 10 PERCENT (10%) REDUCTION IN THE REQUIRED PARKING FOR THE RESIDENTIAL PORTION OF THE PROJECT FOR A RATIO OF 1.68 PARKING SPACES PER UNIT; TO PERMIT REDUCED CLEAR SPACE AT STRUCTURAL ELEMENTS FROM 10 INCHES TO ZERO INCHES; TO ALLOW 40% COMPACT STALLS IN LIEU OF THE ONE REQUIRED STANDARD PARKING STALL PER RESIDENTIAL UNIT; TO PERMIT FLOOR AREA AVERAGING TO INCLUDE PROPERTY THAT IS NOT CURRENTLY LOCATED IN A C OR M ZONE, SPECIFICALLY TO INCLUDE PROPERTY PRESENTLY LOCATED IN THE [Q]R4-1VL ZONE; TO PERMIT A PARKING BUILDING AND UNDERGROUND PARKING TO BE CONSTRUCTED, OPERATED AND MAINTAINED IN THE [Q] R4-1VL ZONE; TO PERMIT THE PARKING BUILDING AND PUBLIC PARK TO BE MAINTAINED AS ACCESSORY USES IN RELATION TO THE PRIMARY USES (MIXED USE BUILDING) IN THE ADJACENT COMMERCIAL ZONE, AND TO ALLOW PEDESTRIAN AND VEHICULAR ACCESS AND CIRCULATION BETWEEN THE RESIDENTIAL AND THE COMMERCIAL ZONED PARCELS; TO ALLOW REDUCED OPEN SPACE TO PROVIDE APPROXIMATELY 96 SQUARE FEET FOR EVERY DWELLING UNIT, IN LIEU OF THE FOLLOWING REQUIREMENT: 100 SQUARE FEET FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS, 125 SQUARE FEET FOR EACH UNIT HAVING THREE HABITABLE ROOMS, AND 175 SQUARE FEET FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS; TO PERMIT THE PROPOSED PUBLIC PARK TO BE SOLD AS A SEPARATE CONDOMINIUM UNIT AND TO BE CONSTRUCTED, OPERATED, MAINTAINED AND LOCATED ABOVE THE PARKING BUILDING IN THE [Q] R4-1VL ZONE; APPROVED A ZONING ADMINISTRATOR'S **ADJUSTMENT** TO PERMIT REDUCED EASTERLY AND WESTERLY SIDE AND REAR YARDS FROM THE REQUIRED 15 FEET (SIDE) AND 20 (REAR) FEET TO ZERO FEET; APPROVED THE **SITE PLAN REVIEW; AND RECOMMEND THE CITY PLANNING COMMISSION CERTIFY** THAT IT HAS CONSIDERED THE FINAL CRA EIR (SCH # 2006111135) AS A RESPONSIBLE AGENCY

AND ADOPT THE FINDINGS FOR EACH SIGNIFICANT EFFECT OF THE PROJECT, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS.

Madhu Kumar, (213) 978-1162

5. [DIR-2007-4394-DB-1A](#)

CEQA: ENV-2007-4393-MND
Plan: Palms-Mar Vista-Del Rey

Council District: 11
Expiration Date: Extended
Appeal Status: Not further appealable

CONTINUED FROM NOVEMBER 15, 2007.

Public Hearing completed on November 15, 2007.

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.

After 1 p.m.

6. [CPC-2006-9769-GPA-ZC-CU-ZV-SN](#)

CEQA: ENV-EIR SCH NO. 2007051122
Plans: Southeast Los Angeles
(Subarea 1) and Central City
(Subarea 2)

Council District: 9
Expiration Date: NA
Appeal Status: NA

CONTINUED FROM DECEMBER 13, 2007.

Public Hearing completed on November 13, 2007.

Project Location: **5413 S. Avalon Boulevard (Subarea 1); and**

The block bounded by 16th Street, South San Pedro Street, 15th Street and Griffith Street consisting of 1505-1525 (odd) E. 16th Street, 1504-1518 (even) S. San Pedro Street, 711-821 (odd) E. 16th Street, 706-836 (even) E. 15th Street (Subarea 2).

Requested Action:

Pursuant to Section 11.5.8 of the Los Angeles Municipal Code, a **General Plan Amendment** to the Southeast Los Angeles Community Plan from Limited Industrial to Open Space (Subarea 1) and a General Plan Amendment to the Central City Community Plan from Public Facilities to Light Industrial (Subarea 2); and

Pursuant to Section 12.32 of the Los Angeles Municipal Code, **Zone Changes** from: M1-1 to OS-1 (Subarea 1) and from PF-2D-O to M2-2D-O-SN (Subarea 2); and

Pursuant to Section 13.11 of the Municipal Code, the creation of a **Sign Supplemental Use District** (Subarea 2); and

Pursuant to Section 12.24.U.19 of the Los Angeles Municipal Code, a **Conditional Use Permit** to permit a community center, museum, event center, and office space in the OS Zone (Subarea 1); and

Pursuant to 12.27 of the Los Angeles Municipal Code, a **Zone Variance** to permit 67 parking spaces in lieu of the required 170 parking spaces (Subarea 1).

Proposed Project:

Subarea I - Construction of a 4.5 acre Wetlands Park (Phase I) on a nine acre parcel and the use of an existing 81,760 square foot structure for a transit museum, community center, and/or office use in the second phase. A variance for a reduction in parking from approximately 170 spaces to 67 spaces may be required with the establishment of the Phase II uses.

Subarea 2 - The erection of two double-faced billboard signs.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT/ZONE CHANGE TO OPEN SPACE/OS-1 (SUBAREA 1) AND LIGHT INDUSTRIAL/M2-2D-O-SN (SUBAREA 2), SUBJECT TO CONDITIONS; APPROVAL OF THE SIGN SUPPLEMENTAL USE DISTRICT (SUBAREA 2); APPROVAL OF THE CONDITIONAL USE PERMIT AND ZONE VARIANCE, SUBJECT TO CONDITIONS; CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (EIR SCH NO 200705112) AND ADOPTION OF THE STATEMENT OF OVERRIDING CONSIDERATIONS.

Marianne Askew, (213) 978-1203.

AFTER 2 P.M.

7. Presentation of Industrial Land Use Study Findings by the Department of City Planning and the Community Redevelopment Agency.

No Action Required.

STAFF RECOMMENDS RECEIVE AND FILE.

Connie Pallini-Tipton, (213) 978-1196; Jane Blumenfeld, (213) 978-1372.

8. CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS

9. ELECTION OF OFFICERS

***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, January 24, 2008,**
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.