

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 14, 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: Nos. 7, 8, 9, and 10.

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.
- D. Update on the City Planning Commission Assignment Log

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Commission Requests.
- C. Discussion with Code Studies Unit – Alan Bell, Sr. City Planner
 - 1. Update on Status of the Residential Sign Ordinance
 - 2. Background on Supplemental Sign District Ordinance

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-2006-10383-ZC-ZV-ZAA-ZAI-SPR](#)

CEQA: ENV-2006-10384-MND
Plan: Wilshire

Council District: 4
Expiration Date: 3-13-08
Appeal Status: Appealable to Council

CONTINUED FROM DECEMBER 13, 2007.

Public Hearing completed on October 15, 2007.

Project Location: 100-126 N. Western Avenue and 101-123 N. Oxford

Requested Action: Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R4-1 and C2-1 to RAS4-1; and

Pursuant to Section 12.27 of the Municipal Code, **Zone Variances** from Section 12.11.5 as follows:

- a) To permit commercial uses on the second level of a building in the RAS4 zone which is otherwise not permitted;
- b) To permit more than 5 persons to be engaged in the production or servicing of materials in a building in the RAS4 zone which is otherwise not permitted;
- c) To permit the establishment of a master alcohol permit for the sale of alcoholic beverages for both on-site and off-site consumption in conjunction with a building in the RAS4 zone which is otherwise not permitted; and
- d) To permit (i) up to three projecting or wall signs, a maximum of 95 square feet each, for apartment identification (ii) one or more illuminated and non illuminated commercial signs with a maximum total area for all retail signs of 35 square feet per tenant varying in type, size, and placement from Code requirements; and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to Section 12.11.5 C to provide zero foot setbacks on all sides of the proposed project on the first through fourth levels of the building in lieu of minimum five foot setbacks otherwise required; and

Pursuant to Section 12.21 A 2 of the Municipal Code, an **Interpretation** that the following uses are similar to those listed in Section 12.11.5.A: a 40,000 square foot supermarket; food court; spa and health club with massage parlor; medical/dental offices and medical clinic; specialty wine and liquor sales; art gallery or similar cultural institutions; and all neighborhood serving retail uses, including but not limited to a retail sales store, coffee shop, newsstand, parcel delivery store, pet store, video/CD/DVD rental and sales store, etc.; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** Approval for a development project that results in an increase of 50,000 gross square feet of non-residential floor area, and an increase of 50 or more dwelling units.

Proposed Project:

Demolition of an existing market and accessory parking lot and construction of a 7-story,

approximately 206,900 square foot mixed use project with approximately 89,000 square feet of commercial/retail use, including a grocery store, on the ground and second levels, and approximately 187 studio and one-bedroom dwelling units above. The height of the building will be 91 feet. The proposed project includes approximately 640 parking spaces, located on two levels of above ground parking and two and one half levels of subterranean parking located on a 74,836 square foot, sloping site.

Applicant: H.K. Town, LLC
Representative: Kevin McDonnell, Jeffer, Mangels, Butler and Marmaro

STAFF RECOMMENDS A **CONTINUANCE TO MARCH 13, 2008**; APPLICANT GRANTED TIME EXTENSION.
Kevin Jones, (213) 978-1172.

5. **CPC-2007-1607-ZC-HD-SPR**
CEQA: ENV-2007-1608-MND
Plan: Hollywood

Council District: 13
Expiration Date: 2-20-08
Appeal Status: Appealable

Public Hearing completed on July 11, 2007.

Project Location: 6516-6526 W. Selma Avenue

Requested Action: Pursuant to Los Angeles Municipal Code Section 12.32-C, a Zone and Height District Change from C4-2D (Commercial Zone) to C4-2 (Commercial Zone) to remove the 2:1 floor area ratio limitation designated under the "D" Condition; and

Pursuant to Los Angeles Municipal Code Section 16.05, **Site Plan Review**.

Proposed Project: Proposed demolition of a surface parking lot and the construction, use and maintenance of 50 commercial condominium units including approximately 78,746 square feet of office space, with 217 parking spaces.

Applicant: Andrew Sobel: BCP-Wilcox, LLC
Representative: Benjamin Fiss: PSOMAS

STAFF RECOMMENDS APPROVAL OF THE ZONE/HEIGHT DISTRICT CHANGED TO (T)(Q)C4-2 SUBJECT TO CONDITIONS AND APPROVAL OF THE SITE PLAN REVIEW.
Sarah Rigamat, Hearing Officer, (213) 978-1382.

6. **CPC-2006-10421-GPA-ZC-ZAA-SPR**

CEQA: ENV-2005-5551-MND
Plan: Southeast Los Angeles

Council District: 9
Expiration Date: 4-24-08
Appeal Status: Appealable

Public Hearing completed on November 30, 2007.

Project Location: 2901, 2903, 2905 & 2907 S. Griffith Avenue; 814, 818, 824, 830, 834, 836, 838, 844, 848, 850, & 854 E. 29th Street

Requested Action: The following request is for the properties located at 2901, 2903, 2905, and 2907 S. Griffith Avenue; 814, 818, 824, 830, 834, 836, 838, 844, 848, 850, & 854 E. 29th Street:

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** from Limited Manufacturing to Medium Residential.

The following requests are for the properties at **2901-2907 S. Griffith Avenue and 814-850 E. 29th Street only:**

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from M1-1 (Limited Industrial Zone) to R3-1 (Multiple Dwelling Zone); and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to Section 12.21 C.2(b) to permit the required passageway extending from the street to the entrance of each dwelling unit to be 7 feet in width in lieu of a minimum 12 feet as is otherwise required; and

Pursuant to Section 12.28 of the Municipal Code, a **Slight Modification** to Section 12.10 C.1 to permit a front yard setback of 13 feet in lieu of the minimum 15 foot depth that is otherwise required; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review Approval** for projects that result in an increase of 50 or more dwelling units

Proposed Project: 2901-2907 S. Griffith Avenue and 814-850 E. 29th Street: Demolition of existing industrial buildings and construction of a 52 unit affordable housing project arranged in multiple detached buildings, 3-stories (about 41 feet) high on an approximately 56,297 square foot site and an approximately 9,200 square foot site divided by a separate lot. The proposed project will provide 115 subterranean parking spaces on the western portion of the project site, and 12 surface parking spaces on the eastern portion of the site for a total of 127 parking spaces.

854 E. 29th Street: No project is proposed.

Applicant: UHC LA 29 LP
Representative: Brad Wells

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT/ZONE CHANGE TO MEDIUM DENSITY RESIDENTIAL/(T)(Q)R3-1, AND APPROVAL OF THE ADJUSTMENT AND SLIGHT MODIFICATION, SUBJECT TO CONDITIONS OF APPROVAL.

Lynda J. Smith, (213) 978-1170.

7. [CPC-2007-4053-ZC-CDO](#)

CEQA: ENV-2007-4058-ND

Plan: San Pedro

Council District: 15

Expiration Date: 2-20-08

Appeal Status: N/A

PUBLIC HEARING REQUIRED

Project Location: All properties along both sides of Pacific Avenue generally between 4th Street and 9th Street and extending east to Harbor Boulevard, and the Western side of Harbor Boulevard from 7th Street to Swinford Street

Requested Action: Pursuant to Section 12.32(S) of the Municipal Code, the proposed establishment of a **Community Overlay District** with corresponding design guidelines and development standards

Proposed Project: A **Community Design Overlay District with Design Guidelines and Development Standards** that encourage pedestrian oriented development, restrict signage and place design controls on site planning and building design.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED COMMUNITY DESIGN OVERLAY DISTRICT WITH DESIGN GUIDELINES AND DEVELOPMENT STANDARDS.

Connie Pallini-Tipton, (213) 978-1196.

8. [CPC-2007-455-CA](#)

CEQA: ENV-2007-456-ND

Plan: Citywide

Council District: ALL

Expiration Date: N/A

Appeal Status: N/A

CONTINUED FROM 8-23-07 AND 11-8-07.

PUBLIC HEARING REQUIRED

Project Location: Citywide

Requested Action: A **proposed Ordinance amending** Sections 12.03, 12.19, 12.20 and 12.24 of the **Los Angeles Municipal Code** to permit Alternative Technology Facilities (the next generation of recycling, converting Municipal Solid Waste residual to recovered

resources, chemicals, products, and energy, including electricity) in the M2, M3 and PF Zones, by establishing definitions of terms, and requiring a conditional use procedure.

On August 23, 2007, the City Planning Commission (CPC) considered a staff report and proposed ordinance amending the Los Angeles Municipal Code (L.A.M.C.) to regulate Alternative Technologies facilities (now to be called Solid Waste Alternative Technologies Processing facilities). At that hearing, the City Planning Commission continued the matter to November 8, 2007 to allow staff to incorporate two amendments into the proposed ordinance. These changes included expanding the distance from sensitive uses from 1,000 to 1,500 feet and increasing the newsletter notification radius from 500 to 1,000 feet. In addition, the City Planning Commission requested clarification of the CEQA Categorical Exemption (CE) clearance. On November 8, 2007, the hearing was continued to February 14, for further CEQA analysis.

Proposed Project: No project is proposed.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Nora Dresser, (213) 482-6982

9. [CPC-2007-5740-CA](#)
CEQA: ENV-2007-5741-CE
Plan: ALL

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

PUBLIC HEARING REQUIRED

Project Location: CITYWIDE

Requested Action: A proposed Ordinance amending Sections 12.22 C.4 and C.5, to the Los Angeles Municipal Code to bring the calculation of front yard setbacks of properties adjacent to projecting buildings into consistency with a longstanding interpretation.

Proposed Project: No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Daisy Mo, (213) 978-1338.

10. [CPC-2007-5645-CA](#)
CEQA: ENV-2007-5646CE
Plan: ALL

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

PUBLIC HEARING REQUIRED

Project Location: Citywide

Requested Action: A proposed Ordinance amending Sections 12.03 and 12.21 A 19 of the Los Angeles Municipal Code to define trash chutes and recycling chutes; to require recycling chutes when new or expanding projects are adding trash chutes; to remove the requirement for separate trash and recycling rooms; and to require proper identification for recycling chutes.

Proposed Project: No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Daniel Gornitsky, (213) 978-1341.

11. **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, February 28, 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.