

CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MARCH 13, 2008, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA
*(The City Planning Commission may adjourn its Regular meeting
to take up this Special agenda item and then resume its Regular meeting).*

Jane Ellison Usher, President
William Roschen, Vice President
Diego Cardoso, Commissioner
Regina M. Freer, Commissioner
Robin R. Hughes, Commissioner
Fr. Spencer T. Kezios, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner

S. Gail Goldberg, Director
John M. Dugan, Deputy Director
Eva Yuan-McDaniel, Deputy Director

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: No. 1B.

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.A. [CPC-2007-515-GPA-ZC-HD-CU-PAB-ZV-ZAA-SPR-SPE-SPP](#)
CEQA: CRA EIR (SCH #2006111135)
Plan: Hollywood

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

THE FOLLOWING REQUESTED ACTIONS AND STAFF RECOMMENDATIONS WERE PREVIOUSLY SCHEDULED ON THE JANUARY 10, 2008 CPC MEETING AGENDA AND WERE CONTINUED TO MARCH 13, 2008.

FOR CLARIFICATION, THESE REQUESTED ACTIONS WILL NOW BE REFERRED TO AS "PROJECT A".

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;

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

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;

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;

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;

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;

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 DISAPPROVAL OF PROJECT A.
Madhu Kumar, (213) 978-1162.

1.B [CPC-2007-515-GPA-ZC-HD-CU-PAB-ZV-ZAA-SPR-SPE-SPP](#)

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

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

THE FOLLOWING REQUESTED ACTIONS AND STAFF RECOMMENDATION PERTAIN TO THE REVISED PROJECT REQUEST DESCRIBED IN THE LIMITED PUBLIC HEARING NOTICE CIRCULATED IN FEBRUARY 2008. THE CITY PLANNING COMMISSION WILL HOLD THE LIMITED PUBLIC HEARING ON THESE ITEMS.

FOR CLARIFICATION, THESE REQUESTED ACTIONS WILL NOW BE REFERRED TO AS "PROJECT B."

LIMITED PUBLIC HEARING REQUIRED

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

Requested Action(s): Pursuant to LAMC Section 11.5.6.A, 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 (with the exception of 1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2);

Pursuant to LAMC Section 12.32.F, a **Zone Change** from the C4 and [Q]R4 Zones to the C2 Zone (with the exception of 1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2);

Pursuant to LAMC Section 12.32.F, a **Zone Change** to remove the [Q] Condition (Ordinance No. 165,662) from the [Q]R4-1VL Zone (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2 only) to permit a density of 400 square feet of lot area per unit in lieu of the current restriction of 600 square feet of lot area per unit;

Pursuant to LAMC Section 12.32F, a **Height District Change** from Height Districts -1VL and -1 to Height District -2D (with the exception of 1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2). The proposed "D" Limitation would limit the allowable Floor Area Ratio to **5.15:1** using pre-dedicated lot area, in lieu of the 6:1 FAR otherwise permitted in Height District 2;

Pursuant to LAMC Section 12.24.W.1, a **Conditional Use Permit** to allow a Plan Approval to permit the continued sale of alcohol for on-site consumption;

Pursuant to LAMC Section 12.24.W.19, a **Conditional Use Permit** to permit floor area averaging across the entire site;

Pursuant to LAMC Section 12.27, the **Zone Variances** from the following:

- a. Section 12.21.A.4 of the Municipal Code to permit a residential parking ratio of ~~4-28~~ 1.30 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;
- b. Section 12.21.A.5 of the Municipal Code to permit reduced clear space at structural elements from 10 inches to 0 inches, and providing ~~67%~~ one compact stall in lieu of the one required standard parking stall per residential dwelling unit;
- c. Section 12.11.A, 12.14.C, and 12.21.1.A, to permit floor area and density averaging across a unified development site 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 (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2);
- d. 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;
- e. Section 12.11 and Sections 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 to be constructed, operated, maintained and located above the Parking Building in the [Q] R4-1VL Zone (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2);
- f. Section 12.11 to permit a Parking Building and underground parking to be constructed, operated and maintained in the [Q] R4-1VL Zone (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2);
- g. Section 12.21C.5(h) 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 commercial zoned parcels and vice versa.
- h. Sections 12.11.C, 12.14. C, 12.21.1.A.2 and 12.37.G to permit the lot area used in calculating residential density and floor area on the proposed R4 and C2 zoned portions of the property to include the area required for street dedications of one foot along Gordon Street and two feet along Sunset

Boulevard, which would result in a total density of 305 units in lieu of 302 units over the entire site and a total floor area of 324,901 square feet in lieu of 320,805 square feet over the entire site.

Pursuant to LAMC Section 12.28, a **Zoning Administrator's Adjustments** from LAMC Section 12.14.C and 12.11.C to permit reduced easterly and westerly side and rear yards from the required 16 feet (side) and 20 (rear) feet to 0 feet;

Pursuant to LAMC Section 16.05, the Applicant requests approval of **Site Plan Review**;

Pursuant to LAMC Sections 11.5.7C and 11.5.7.F and Sections 6.C.9, 6.D and 7.M.2.d of the Hollywood Signage Supplemental Use District Ordinance No. 176,172 (the "Hollywood Signage Ordinance"), the Applicant requests approval for **Project Permit Compliance** for two Supergraphic Signs, a **Sign Reduction Plan** and an **Exception** from the Hollywood Signage and Supplemental Use District Ordinance to permit two Supergraphic Signs to be located on the eastern and southern façade elevations of the building in lieu of the signs being located on opposite walls of the building that cannot be viewed at the same time from any location.

Proposed Project: The proposed project involves the construction of a 324,432 square-foot, mixed-use project including 344 305 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. The project includes a signage plan consisting of two Supergraphic Signs for on-site and off-site advertising. The Draft and Final Environmental Impact Report CRA-EIR SCH No. 2006111135 (adopted by the City Council on December 14, 2007) and the Statement of Overriding Considerations will be reviewed and considered.

STAFF RECOMMENDS APPROVAL OF PROPOSED PROJECT B AS FOLLOWS:
Madhu Kumar, (213) 978-1162

1. **Approve** and **Recommend** that the City Council **Adopt** a **General Plan Amendment** to the Hollywood Community Plan from Highway Oriented Commercial to Regional Center Commercial.
2. **Approve** and **Recommend** that the City Council adopt a **Zone** and **Height District Change** from C4-1 and a portion of [Q]R4-1VL zone to (T)(Q)C2-2D. The proposed "D" Limitation would limit the allowable Floor Area Ratio to 5.15:1 in lieu of the 6:1 FAR otherwise permitted in Height District 2.
3. **Approve** and **Recommend** that the City Council adopt a **Zone Change** to remove the [Q] Condition (Ordinance No. 165,662) from the [Q]R4-1VL Zone (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2 only) to permit a density of 400 square feet of lot area per unit in lieu of the current restriction of 600 square feet of lot area per unit.

4. **Approve a Conditional Use Plan Approval** to permit the continued sale of alcohol for on-site consumption.
5. **Approve a Conditional Use Permit** to permit floor area averaging across the entire site.
6. **Deny a Variance** to permit 1.30 parking spaces per unit; and **approve a Variance** 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.
7. **Approve a Variance** to permit reduced clear space at structural elements from 10 Inches to zero inches.
8. **Deny a Variance** to approve one compact stall per unit in lieu of one standard space per unit; and **approve a Variance** to allow 40% compact stalls in lieu of the one required standard parking stall per residential unit.
9. **Approve a Variance** to permit floor area and density averaging across a unified development site to include property that is not located in a C or M Zone, specifically to include property presently located in the [Q]R4-1VL Zone (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2).
10. **Approve a Variance** 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.
11. **Approve a Variance** 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 (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2 only).
12. **Approve a Variance** to permit a Parking Building and underground parking to be constructed, operated and maintained in the [Q] R4-1VL Zone (1528 – 1540 N. Gordon Street, Lots 17, 18 and 19 of Bagnoli Tract No. 2).
13. **Approve a Variance** 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.
14. **Approve a Variance** to permit the lot area used in calculating residential density and floor area to include the area required for street dedications of one foot along Gordon Street and two feet along Sunset Boulevard, which would result in a total density of 305 units in lieu of 302 units over the entire site and a total floor area of 324,901 square feet in lieu of 320,805 square feet over the entire site.
15. **Approve** a Zoning Administrator's **Adjustment** to permit reduced easterly and westerly side and rear yards from the required 16 feet (side) and 20 (rear) feet to 0 feet.
16. **Approve the Site Plan Review.**
17. **Approve a Project Permit Compliance** for one Supergraphic Sign to be located on the eastern side of the building and a **Sign Reduction Plan** as per the Hollywood Signage and Supplemental Use District, Ordinance No. 176,172 (the "Hollywood Signage Ordinance").
18. **Deny an Exception** from the Hollywood Signage and Supplemental Use District, Ordinance No. 176,172 (the "Hollywood Signage Ordinance") to permit one Supergraphic Sign located on the southern façade elevation of the building in lieu of the signs being located on opposite walls of the building that cannot be viewed at the same time from any location.

19. **Certify** that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report CRA-EIR SCH No. 2006111135 and **adopt** the Statement of Overriding Considerations.

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.