

**CITY PLANNING COMMISSION
REVISED Item No. 6 REGULAR MEETING
THURSDAY, JULY 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
Fr. Spencer T. Kezios, Commissioner
Ricardo Lara, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner
Lourdes Sanchez, Commission Executive Assistant I

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: No. 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.

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. Update on City Planning Commission Status Reports and Active Assignments.
 - 1. Ongoing Status Reports.
 - 2. City Council/PLUM Calendar and Actions.
 - 3. Century City Greening and Urban Design Program - C. Koontz
 - 4. Charter Schools
- B. Legal actions and rulings update
- C. 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-2007-2737-SPE-SPR-SPP-DB](#)
CEQA: ENV-2006-6274-MND
Plan: Wilshire

Council District: 4
Expiration Date: 08-14-08
Appeal Status: Appealable to City Council.

Public hearing completed February 22, 2008.

Location: 3400 W. 3rd Street

Requested Action:

Pursuant to Section 12.24U26 of the Municipal Code, a **Conditional Use Permit** to allow a density bonus above 35 percent to permit the proposed 287 total units. Pursuant to Section 12.24F of the Municipal Code, the Applicant also requests an increase in height above the Specific Plan 50-foot height limit for Buildings A and B, not to exceed 78 feet.

Pursuant to Government Code Section 65915 and Municipal Code Section 12.22A.25, a 35 percent density bonus and two **Density Bonus** Incentives for a project providing roughly 57 percent of the total units for low and very low income senior units. Said incentives are to:

- a. Permit an increase in Floor Area from the Specific Plan permitted 2:1 FAR to 2.44:1 FAR.
- b. Permit a deviation from the Transitional Height requirements set forth in Municipal Code Section 12.21.1A10 to permit a height not to exceed 75 feet for Building B.

Pursuant to Section 11.5.7.F of the Municipal Code, Exceptions from the following Sections of the Vermont/Western SNAP **Specific Plan** (Station Neighborhood Area Plan), Ordinance 173,749:

- a. Permit a deviation from Specific Plan Development Standards and Design Guidelines façade articulation requirements for Buildings A and B, and the Specific Plan Development Standards and Design Guidelines building step back requirement for Building B (only).
- b. An Exception to permit no off-street bicycle parking spaces in lieu of the required one-half space per dwelling unit, and one space per every 1,000 square feet of non-residential floor area for the first 10,000 square feet and one space per every additional increment of 10,000 square feet.

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** Determination for the Vermont/Western SNAP Specific Plan.

Pursuant to Section 16.05 F of the Municipal Code, a **Site Plan Review** Approval for a project that will result in an increase of 50 or more residential units.

Proposed Project: Demolition of an existing motel complex and residential apartments for the construction, use and maintenance of a new 271, 454 square foot mixed-use project. The proposed project consists of two buildings with a total of 287 residential units with common outdoor open areas and a shared underground parking garage. Proposed Building "A" will include 110 market rate condominium units with approximately 15,000 square feet of ground floor commercial/retail fronting Third Street. Building "B" will contain 177 (100%) low and very-low income senior housing units with approximately 5,000 square feet of ground floor commercial. Both buildings will not exceed 78 feet in height. A total of 457 parking spaces are provided in a four level subterranean structure beneath Building A. The project site is zoned C2-1, R4P-1, and R4-1 and is 103,394 square feet.

Applicant: David Park, Almond Tree Senior APTs L.P

STAFF RECOMMENDS THE FOLLOWING:

1. **Approve a Conditional Use** to allow a density bonus above 35 percent to permit a total of 258 units, and an increase in height to 60 feet for Building "A" and 68 feet for Building "B", above the Specific Plan 50 foot height limit.
2. **Approve** two Density Bonus incentives for the project for an increase in Floor Area from the Specific Plan allowed 2:1 to 2.44:1; and a deviation from the Transitional Height requirements for Building "B".
3. **Approve an Exception** from Vermont/Western SNAP Specific Plan Development Standards and Design Guidelines to permit a deviation from façade articulation requirements for Buildings A and B, and building stepback requirement for Building B (only); and off-street bicycle parking spaces at a ratio of one-half space per **two** dwelling units in lieu of the required one-half space per dwelling unit.
4. **Approve a Project Permit Compliance** for the Vermont/Western SNAP Specific Plan
5. **Approve the Site Plan Review.**
6. **Adopt** Mitigated Negative Declaration No. 2006-6274-MND.
7. **Adopt** the attached Findings.
8. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Madhu Kumar (213) 978-1162

5. **AA-2005-0509-PMLA-M1-1A(2)**
CEQA: ENV-2003-1228-EIR
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Expiration Date: 07-10-08
Appeal Status: Not further appealable.

PUBLIC HEARING

Location: 13401 West Riverside Drive

Appeals of the Deputy Advisory Agency's denial of the modification of one condition and the approval of the modification of three conditions. Appeal No. 1 is an appeal of the entire decision of the Deputy Advisory Agency, and Appeal No. 2 is an appeal in part of the Deputy Advisory Agency's denial of the request to waive the project's Quimby fees. .

Proposed Project:

AA-2004-0509-PMLA-M1 to permit the subdivision of one lot into two for the construction of 141 new apartment units at the existing historic Chase Knolls Gardens (LA-683) which contains 260 apartment units which will be retained eleven of which will be expanded. The requested modifications include; the deletion of a Quimby fee condition (Condition No. 18), a reduction in the amount of parking spaces (from 546 to 509 total parking spaces, Condition No 19 b), a new condition specifying parking accommodations during the construction period (Condition No. 19 f), and clarification of a Mitigation Measure for Asbestos and Lead Abatement (Condition No. 23, MM-6).

Applicant: Eric Hoffman , Bisno Development Co., LLC
Representative: Allen Abshez, Irell & Manella, LLP
Victor Martin, The Afriat Consulting Group

Appellant: 1) Steven Hazen
2) Eric Hoffman. Bisno Development Co, LLC

STAFF RECOMMENDS THE FOLLOWING:

1. Appeal No. 1 be granted in part and denied in part, with the recommended amendment to Condition No. 19 f; and
2. Appeal No. 2 should be denied and the Deputy Advisory's Agency's decision to not modify Condition No. 18 should be sustained.

Maya Zaitzevsky, (213) 978-1416

6. **VTT-68501-1A(2):**

Related Case: CPC-2007-515-GPA-ZC-
HD-CU-CUB-ZV-ZAA-SPR-SPE-SPP
CEQA: CRA EIR(SCH NO. 2006111135)
Plan: Hollywood

Council District: 13

Expiration Date: 07-10-08

Appeal Status: Further appealable to City Council.

PUBLIC HEARING

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

TWO APPEALS of the entire decision by the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 68501 dated May 22, 2008

Proposed Project:

The proposed project involves the construction, use and maintenance of a 324,432 square-foot, mixed-use project including 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 21,400 square-foot public park, will provide 523 on-site parking spaces in a four-level subterranean and two-levels above grade parking structure, will retain and incorporate portions of the amenity deck on the fifth 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, Kelly T. Saito and Mark C. Edlen
Representative: Craig Lawson & Co. LLC, Katherine Casey

Appellants: **1)** The La Mirada Avenue Neighborhood Association of Hollywood,
Doug Haines
Representative: Silverstein Law Firm, Robert Silverstein

2) Robert Blue

STAFF RECOMMENDS THE FOLLOWING:

1. **Recommend** that the City Planning Commission uphold the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 68501;
2. **Modify** the Bureau of Engineering Conditions as stipulated herewith; and
3. **Condition** that a revised tract map be submitted to the satisfaction of the Deputy Advisory Agency.

Maya Zaitzevsky, (213) 978-1416

***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, July 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.