

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 25, 2008, 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
Fr. Spencer T. Kezios, Commissioner
Ricardo Lara, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner

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

Lourdes Sanchez, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS NO. 4 and 5.

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.**

The Commission has 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.

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.**

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 at www.planning.lacity.org. **Click the Meetings and Hearings" link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

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. Report on condition compliance issues for Sierra Canyon Elementary and High Schools. Possible Commission action on stop work, school closure, and bond forfeiture questions.
- 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 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. **CPC-2008-2315-CA**
CEQA: ENV-2008-2316-ND
Plan: Citywide

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

Continued from September 11, 12008.

Location: Citywide

Requested Action:

Amendment to Section 13.11 B of the Los Angeles Municipal Code to clarify the purpose and scope of the SN Sign District.

Proposed Project:

A proposed ordinance (Appendix A) amending Section 13.11 B of the Los Angeles Municipal Code to clarify the purpose and scope of the SN Sign District.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Michael O'Brien, (213) 978-1346

5. **DIR-2007-4890-SPP-DB-1A**
CEQA: ENV-2007-1871-MND
Plan: North Hollywood-Valley Village

Council District: 2
Expiration Date: N/A
Appeal Status: Not further appealable.

PUBLIC HEARING

Project Location: 11925 West Kling Street

Requested Action:

An appeal in part of the Determination of the Director of Planning in approving a Density Bonus Compliance Review to allow the construction of 48 rental apartments including 4 apartments reserved for very low income households. The project is four stories of residential over one level of subterranean parking and a total floor area of 78,489 square feet and 98 parking spaces. Pursuant to State Density Bonus law for projects that provide affordable units, a 35 percent density bonus, a twelve foot - 6 inch increase in height and FAR 4:1 from the menu of incentives were granted for the project. All other project elements follow the LAMC code for the R3-1 zone.

Applicant: Gary Schaffel
Appellant: Menachem Schilit

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Sevana Mailian, (818) 374-5061

6. [CPC-2007-2802-CU](#) Council District: 6
CEQA: ENV-2007-2803-MND Expiration Date: 09/30/08
Plan: Mission Hills-Panorama City- Appeal Status: Appealable to City
North Hills Council

Public hearing completed on May 2, 2008.

Project Location: 14660 Arminta Street

Requested Action:

Pursuant to Section 12.24 U 22 (b) of the Municipal Code, a Conditional Use to allow a recycling "Buyback Center" for the depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Collection or Buyback Centers and Mobile Recycling Centers in the M2 or M3 Zones when the facility is not in compliance with all of the conditions set forth in Section 12.21 A.18 (d)

Proposed Project:

Installation and operation of a recycling "Buyback Center" completely contained in four, 8-feet by 20-feet by 8-feet mobile roll-off storage containers on the northeast corner of an M2-1 Zoned property used for a plating shop, on an approximate 78,425 square-foot lot.

Applicant: Miguel A. Mendoza

STAFF RECOMMENDS APPROVAL.
Madhu Kumar, (213) 978-1162

7. [CPC-2005-8658-ZC-ZV-SPR](#) Council District: 4
CEQA: ENV-2005-8660-MND Expiration Date: 09-2508
Plan: Sherman Oaks-Studio-City- Appeal Status: Appealable to City
Toluca Lake-Cahuenga Pass Council

Public Hearing completed on October 27, 2006 and July 28, 2008.

Project Location: 10601-10623 W. Riverside Drive

Requested Action:

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C2-1VL (Commercial Zone; Floor Area Ratio (FAR) of 1.5:1; and heights of 45 feet) to RAS4-1VL (Residential/Accessory Services Zone, FAR of 3:1, and heights of 50 feet).

Pursuant to Section 12.27 of the Municipal Code, **Zone Variances** from Section 12.21.1.A to permit a 72 foot high building in lieu of the otherwise permissible maximum building height of 50 feet.

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** Approval for a development project that results in an increase of 50 or more dwelling units.

Proposed Project:

Development of 109,748 square foot mixed use building, 6-stories (maximum 72 ft high) over a two-level subterranean parking garage. The project proposes 68 residential dwelling units, approximately 15,451 square feet of commercial use (about 12,451 square feet new and 3,000 adaptive reuse of the historic Bakman House), and 190 parking spaces on a 41,709 square foot site.

Applicant: Joseph Cohen

Representative: Mark Armbruster, Armbruster and Goldsmith Corp.

STAFF RECOMMENDS:

1. **Disapprove** the requested **Zone Change** from C2-1VL to RAS4-1VL on as filed.
2. **Approve** and **Recommend** that the City Council Adopt a Zone from C2-1VL to (T)(Q)RAS4-1 VL (see attached maps) subject to the attached Conditions of Approval.
3. **Approve** the requested **Variance** to permit a 72 foot high building in lieu of the otherwise permissible maximum building height of 50 feet.
4. **Approve** the requested **Site Plan Review** findings.
5. **Approve and recommend** that the City Council adopt Mitigated Negative Declaration ENV-2005-8660-MND, SCH# 20060510040.
6. **Adopt** the attached Findings.
7. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached pages.
8. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Kevin Jones, (213) 978-1172

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| 8. CPC-2008-3149-MS
CEQA: ENV-2008-3532-CE
Plan: West Adams-Baldwin Hills-
Leimert | Council District: 10
Expiration Date: N/A
Appeal Status: N/A |
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Public hearing completed on September 4, 2008.

Project Location: An area generally bounded on the north by Venice Boulevard, on the east by Crenshaw Boulevard, on the south by Washington Boulevard, and on the west by West Boulevard and La Fayette Road.

Requested Action:

The approval of La Fayette Square **Preservation Plan**.

Proposed Project:

La Fayette Square Historic Preservation Overlay Zone (HPOZ) Preservation Plan for the adopted HPOZ.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Craig Weber (213) 978-1213

9. **CPC-2006-9524-ZC-CUB-CU-SPR**
CEQA: ENV-2006-9525-MND-REC1
Plan: Wilshire; Wilshire Center/
Koreatown Redevelopment Project

Council District: 10
Expiration Date: 10-23-08
Appeal Status: Appealable to City
Council

Public hearing completed on June 20, 2008

Project Location: 3525 W. 8th Street

Requested Action:

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R3P-1, C2-1, (T)(Q)P-1 and (T)(Q)C2-1 to C2-1 for lots 78-80, 112-114, and 139-141 of Tract 2189.

Pursuant to Section 12.24 W.1 of the Municipal Code a **Conditional Use** to permit the continued sale and dispensation of a full line of alcoholic beverages for off-site consumption in conjunction with an existing supermarket.

Pursuant to Section 12.24 W.27 of the Municipal Code, a **Conditional Use** to permit a Commercial Corner Development which does not comply with the requirements and conditions enumerated in Section 12.22 A.23.

Pursuant to Section 12.24 W.37 of the Municipal Code a **Conditional Use** to permit the continued use and maintenance of that portion of the adjacent parking lot that is located in the R3-2 and R4-2 Zones.

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review Approval** for a project having more than 50,000 square feet of non residential floor area.

Proposed Project:

The continued use, maintenance, and expansion of an existing 106,661 square foot commercial/retail building by adding approximately 1,663 square feet of ground floor retail use. The project will consist of a supermarket, retail, and receiving and loading uses on the ground floor; retail uses on the second floor; and retail and storage uses in the basement and will provide 133 surface parking spaces located adjacent to the building on the north, and 128 surface parking spaces located across Serrano Avenue to the east. The total approximately 129,750 square foot site is bisected by Serrano Avenue and is currently classified in the R4-2, R3-2, R3P-1, (T)(Q)P-1, (T)(Q)C2-1, C2-1 Zones

Applicant: Sung Chul Rhee; Assi Market
Representative: Bill Robinson

STAFF RECOMMENDS:

1. **Approve and recommend** that the City Council approve the requested **Zone Change** from R3P-1, C2-1, (T)(Q)P-1 and (T)(Q)C2-1 to C2-1 for lots 78-80, 112-114, and 139-141 of Tract 2189.
2. **Approve a Conditional Use** to permit the continued sale and dispensation of a full line of alcoholic beverages for off-site consumption in conjunction with an existing supermarket.
3. **Approve a Conditional Use** to permit a Commercial Corner Development which does not comply with the requirements and conditions enumerated in Section 12.22 A.23.
4. **Approve a Conditional Use** to permit the continued use and maintenance of that portion of the adjacent parking lot that is located in the R3-2 and R4-2 Zones.
5. **Approve the Site Plan Review.**
6. **Adopt** the attached Findings.

Madhu Kumar, (213) 978-1162

***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, OCTOBER 16, 2008
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