

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 13, 2008, 8:30 A.M.
CITY HALL - PUBLIC WORKS BOARD ROOM 350
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

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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS NO. 6, 7, and 8.

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 agenzied 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.
- 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-2006-1913-SP-SPP-SPR-CUB-ZAD-DA](#)

Related Case: VTT-65059
CEQA: ENV-2006-1914-EIR
Plan: West Los Angeles

Council District: 5
Expiration Date: 11-13-08
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 30, 2008

Location: 10250 Santa Monica Boulevard, 1801 Avenue of the Stars & 1930 Century Park West

Requested Action:

1. Pursuant to Section 11.5.7.G of the Municipal Code, an amendment to the Century City North Specific Plan
 - a. To extend the definition of the Shopping Center site to include 1801 Avenue of the Stars and 1930 Century Park West and treat the property as a Unified Development Site.
 - b. To exempt from the regulations found in Los Angeles Municipal Code Sections 12.21.1.A.10 and 12.22.A.23 (Commercial Corner).
 - c. To clarify that buildings within the C2-1-VL-O zone may be built to a height of 45 feet as measured from the floor elevation of the plaza level with an unlimited number of stories, and within the C2-1L-O zone to 75 feet as measured from the floor elevation of the plaza level of the Shopping Center.
 - d. To allow “community room” space without the provision of CATGP trips.
2. Pursuant to Section 11.5.7.C of the Municipal Code, a Specific Plan Project Permit Compliance determination for the proposed project.
3. Pursuant to Section 16.05.E of the Municipal Code, a Site Plan Review determination for the proposed project.
4. Pursuant to Section 12.24.W.1 of the Municipal Code, a Conditional Use Permit for the on-site sale and service of alcoholic beverages at eight additional establishments with 1,400 seats for a total of 26 establishment and 3,068 seats.
5. Pursuant to Section 12.24.X.20 of the Municipal Code, a Zoning Administrator Determination to allow for shared parking between the shopping center retail, cinema and office uses. 4,529 parking spaces in lieu of the 4,990 parking spaces are proposed on the site.
6. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a Development Agreement between Westfield LLC and the City of Los Angeles to provide reasonable assurances to the Applicant with respect to its ability to implement the requested Development Approvals, with the Applicant providing the City with certain public benefits.
7. Pursuant to Section 21082.1(c)(3) certification of an Environmental Impact Report (EIR) for the above referenced project. Adoption of the proposed mitigation monitoring program and the required findings for the adoption of the EIR. Adoption of a statement of overriding considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain. ADOPT ENVIRONMENTAL IMPACT REPORT (EIR).

Proposed Project:

Demolition of 360,964 square feet of office building at 1801 Avenue of the Stars and 1930 Century Park West and reconfiguration of shopping center space at 10250 Santa Monica Boulevard. Construction of 358,881 square feet of retail space, 106,523 square feet of new office space and 262 residential units within a 49-story building with a maximum height of 579 feet measured from the plaza level of the Shopping Center.

Applicant: Westfield LLC; Representative: Cindy Starret, Latham & Watkins

STAFF RECOMMENDS: APPROVE REQUESTS AS MODIFIED BY STAFF; CERTIFY ENVIRONMENTAL IMPACT REPORT (EIR) AND ADOPT STATEMENT OF OVERRIDING CONSIDERATION

Christopher Koontz, (213) 978-1193

5. VTT-65059-1A

Related Case: CPC-2006-1913-SP-
SPP-SPR-CUB-ZAD-DA
CEQA: ENV-2006-1914-EIR
Plan: West Los Angeles

Council District: 5

Expiration Date: 11-13-08

Appeal Status: Further appealable to City Council

PUBLIC HEARING – Completed on July 30, 2008

Location: 10250 Santa Monica Boulevard, 1801 Avenue of the Stars & 1930 Century Park West

Requested Action:

An Appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract 65059.

Proposed Project:

Demolition of 360,964 square feet of office building at 1801 Avenue of the Stars and 1930 Century Park West and reconfiguration of shopping center space at 10250 Santa Monica Boulevard. Construction of 358,881 square feet of retail space, 106,523 square feet of new office space and 262 residential units within a 49-story building with a maximum height of 579 feet measured from the plaza level of the Shopping Center.

Applicant: Westfield, LLC

Appellant(s): 1) Los Angeles Country Club
2) Westwood South of Santa Monica Blvd HOA, Beverlywood HOA
3) CA Country Club Homes Association, Cheviot Hills HOA, Cheviot Hills Traffic Safety Association, Overland Avenue Community, Tract 7260 HOA, West of Westwood HOA, Westwood Gardens Civic Association, Westwood HOA,
4) Comstock Hills HOA, Charles Edelson, Joseph Reichmann, Gary and Jean Hushnell

STAFF RECOMMENDS: DENY THE APPEALS AND SUSTAIN THE APPROVAL; CERTIFY ENVIRONMENTAL IMPACT REPORT (EIR) AND STATEMENT OF OVERRIDING CONSIDERATIONS

Christopher Koontz, (213) 978-1193

6. [CPC-2007-5307-ZC-PUB-ZV-ZAA-SPR](#)
CEQA: ENV-2007-5038-MND
Plan: Westlake

Council District: 13
Expiration Date: 11-13-08 (Extended)
Appeal Status: Appealable to City Council,
ZC if disapproved whole or in part.

PUBLIC HEARING

Location: 1900-1924 W. Temple St. 315-333 N. Bonnie Brae St.; 312-330 N. Westlake Ave.

Requested Action:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32.F, a **Zone Change** from C2-1 and P-1 to (T)(Q)RAS4-1 for Lot 1;
2. Pursuant to LAMC Section 14.00.B, approval of **Alternative Compliance Measures for a Public Benefit** project to permit a density increase in excess of 25 percent, or 28 units in excess of the 18 units allowed by-right for a 100 percent affordable housing project located on Lot 2 in the RD1.5-1 zone with the following alternatives from Section 14.00.A.2: a) to permit a building height of up to 96 feet, which would exceed the building height of adjoining properties and b) to waive the requirement to provide a solid decorative masonry wall or wrought iron wall or fence at least six feet in height.
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27, a **zone variance** from LAMC Section 12.21.1 on Lot 1 to permit an increase in the maximum floor area ratio allowed in the proposed (T)(Q)RAS4-1 Zone from three times (3:1) the buildable area to four times (4:1) the buildable area.
4. Pursuant to LAMC Section 12.27, a **zone variance** to permit an increase in density from 179 units to 202 units located on Lot 1 in the proposed (T)(Q)RAS4-1 zone;
5. Pursuant to LAMC Section 16.05, a **Site Plan Review** for a project consisting of more than 50 dwelling units.

Proposed Project:

The removal of three industrial/warehouse structures and the construction of four buildings comprised of a total of 248 residential units, including 46 affordable housing units, 21,236 retail square feet, and 618 parking spaces within two lots. Lot 1 will consist of three buildings comprised of the following: 1) Building A, which will be a 9-story, 126-foot tall mixed use building with 88 residential units and 21,236 retail square feet of retail; 2) Building B, which will be a 100-foot 8-inch tall residential building with 60 residential units; 3) Building C, which will be a 88-foot 8-inch tall residential building with 54 residential units; Lot 2 will be comprised of a 57-foot tall, 46-unit affordable housing apartment building (Building D).

Applicant: Temp West Development, LLC; Representative: James Santa Maria

STAFF RECOMMENDS: APPROVE AND RECOMMEND ADOPTION OF A ZONE CHANGE;
ADOPT A MITIGATED NEGATIVE DECLARATION
Henry Chu, (213) 473-9919

7. [CPC-2008-4482-ICO](#)
CEQA: ENV-2008-4483-CE
Plan: ALL

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

PUBLIC HEARING

Location: Citywide

Requested Action:

A proposed Interim Control Ordinance (ICO) temporarily prohibiting the installation of new off-site signs and supergraphic signs, as well as prohibiting alterations to existing off-site signs and supergraphic signs, for a period of one year, with the possibility of two six-month extensions.

Proposed Project:

No development project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS: APPROVE AND RECOMMEND ADOPTION OF AN INTERIM CONTROL ORDINANCE; FIND THAT PROJECT IS CATEGORICALLY EXEMPT
Thomas Rothman, (213) 978-1370

8. [CPC-2008-2783-GPA-ZC-HD](#)
CEQA: ENV-2008-2840-ND
Plan: Palms-Mar Vista-Del Rey

Council District: 11
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: 12437-12473 W. Louise Avenue

Requested Action:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6 A, a **General Plan Amendment** from Medium Multiple Family Land Use to Low Medium Multiple Family Land Use on APN 4231017025, known commonly as 12461-12473 Louise Avenue.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 A, a **Zone Change** and a **Height District Change** from R3-1 to RD1.5-1XL on APN 4231017025, known commonly as 12461-12473 Louise Avenue.

Or:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 A, a **Zone Change** from R3 -1 to [Q]R3-1 on APN 4231017025, known commonly as 12461-12473 Louise Avenue. The addition of a Qualifying **[Q] Condition** shall limit the site to a density of 12 units and limit the building height to 39 feet maximum. The [Q] shall require a variable height, with not more than 35% of the building height greater than 38 feet, and not more than 70% of the building height greater than 37 feet. Any portion of the building above 38 feet would be set back from the westerly lot line abutting R1 zoned properties at least 18 feet.

Proposed Project:

No project has been proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS: APPROVE AND RECOMMEND ADOPTION OF A ZONE CHANGE;
ADOPT A NEGATIVE DECLARATION

Shana Bonstin, (213) 978-1207

9. [**CPC-2007-3278-ZC-CDO**](#)

CEQA: ENV-2007-3279-ND
Plan: Westchester-Playa Del Rey

Council District: 11
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed on September 4, 2008

Location: The area comprised of all parcels fronting Lincoln Boulevard between Westchester Parkway to roughly north of 83rd Street, and along Manchester Avenue between Rayford Drive to the west and Fordham Road to the east.

Requested Action:

A City initiated Community Design Overlay (CDO) District including Design Guidelines and Development Standards that will enhance the visual and aesthetic qualities of the Loyola Village commercial district by encouraging pedestrian oriented development, restricting signage, and placing design controls on new developments and alterations of existing buildings.

A corresponding zone-change to those parcels lying within the Loyola Village CDO Boundary from [Q]C4-1 to [Q]C4-1-CDO, R3-1 to [Q]R3-1-CDO, and [T][Q]RAS4-1 to [T][Q]RAS4-1-CDO, subject to the attached Conditions of Approval.

Proposed Project:

No development project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS: APPROVE AND RECOMMEND ADOPTION OF A ZONE CHANGE;
ADOPT A NEGATIVE DECLARATION
Debbie Lawrence, (213) 978-3034

10. [**CPC-2008-2325-GPA-ZC-HD**](#)

CEQA: ENV-2008-3075-ND
Plan: Silver Lake-Echo Park- Elysian
Valley

Council District: 13
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed on August 27, 2008

Location: 800 and 900 block on the west side of Hyperion; the 900 block of Sanborn Avenue; the 800 and 900 block of Manzanita Street, Venango Street, Venango Circle and Rector Place, and the 800 block of Dillon and Vendome.

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Silver Lake – Echo Park – Elysian Valley Community Plan from Medium Residential to Low Medium II Residential.
2. Pursuant to Section 12.32 of the Municipal Code, a zone change from R3 (Multiple Dwelling Zone) to RD1.5 (Restricted Density Multiple Dwelling Zone).

Proposed Project:

No development project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS: APPROVE AND RECOMMEND ADOPTION OF A GENERAL PLAN AMENDMENT, A ZONE CHANGE AND A HEIGHT DISTRICT CHANGE; ADOPT A NEGATIVE DECLARATION

Patricia Diefenderfer, (213) 978-1179

11. [CPC-2008-3417-GPA](#)

CEQA: CPC-2008-3611-ND

Plan: Central City North

Council District: 14

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING – Completed on October 28, 2008

Location: The area generally bounded by 6th Street to the north, Mill and Wilson Streets to the west to, Violet Street to the south and to the Los Angeles River to the east.

Requested Action:

Pursuant to Section 11.5.6 of the Municipal Code; a General Plan Amendment to expand the Artists-in-Residence District boundaries to include the subject area.

Proposed Project:

No development project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS: APPROVE AND RECOMMEND ADOPTION OF A GENERAL PLAN AMENDMENT; ADOPT A NEGATIVE DECLARATION

Patricia Diefenderfer, (213) 978-1179

***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 special meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 20, 2008,**
at the **Van Nuys City Hall, 14410 Sylvan Street**
Council Chamber, 2ND Floor
Van Nuys, CA 91401

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.