

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, APRIL 9, 2009, 8:30 A.M.  
CITY HALL 3rd FLOOR, CITY COUNCIL CHAMBER ROOM 350  
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

William Roschen, President  
Regina M. Freer, Vice President  
Sean O. Burton, Commissioner  
Diego Cardoso, 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(s). 9.**

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](http://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](http://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. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest
- D. Presentation on the Hollywood Freeway CAP Park by:
  - Emily Gabel Luddy

**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-2006-8043-GPA-ZC-SP-DA**

CEQA: ENV-2005-4516-EIR  
Plan: Wilmington-Harbor City  
Related Case: VTT-63399

Council District: 15  
Expiration Date: 04-09-09 Extended  
Appeal Status: ZC is appealable to  
City Council by applicant, if  
disapproved in whole or in part

**PUBLIC HEARING** – Completed on June 26, 2008

**Location:**

26900 S. Western Avenue

**Requested Action:**

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment. to the Wilmington-Harbor City Community Plan from “Low Residential” and “Open Space” to “Medium” Density Residential land use.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from the existing R1-1XL and OS-1XL to a new Specific Plan Zone created as part of this action. (Ponte Vista at San Pedro Specific Plan)
3. Pursuant to Section 12.32 of the Municipal Code, the establishment of the Ponte Vista at San Pedro Specific Plan for the proposed Project.
4. Pursuant to Section 65864-65869.5 of the California Government Code and City implementing procedures, a Development Agreement between BDC Ponte Vista Partners LLC and the City of Los Angeles. The Development Agreement is intended to provide reasonable assurances to the Applicant with respect to his ability to implement proposed Project approvals while providing the City with Public Benefits. The term length for the proposed Development Agreement is 25 years.
5. Pursuant to Section 2108 2.1(C)(3) Certification of ENV-2005-4516-EIR as the Environmental Impact Report for the above referenced Project, and Adoption of the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and 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.

**Proposed Project:**

Establishment of a Specific Plan for approximately 61.5 gross acres to allow demolition and removal of 245 residential units, a community center, and commercial building (all a part of former U.S. Navy housing) for the new construction of 1,950 residential units and 10,000 square feet of commercial space. The proposed Specific Plan residential component would be comprised of 1,000 condominium units, 100 townhomes and 850 senior condominium units (age restricted to those 55 and older). Building heights would vary from three to four stories or from 50-65 feet. Subterranean and semi-subterranean parking for residents and guests would be provided below the residential buildings and guest parking would also be available along the interior streets. An approximately six-acre public park is also being proposed.

**Applicant:** Bisno Development Company  
Representative: Allan Abshez

**Recommended Action:**

1. Disapprove a General Plan Amendment to the Wilmington-Harbor City Community Plan from “Low Residential” and “Open Space” to “Medium” Density Residential land use.

2. Disapprove a Zone Change from the existing R1-1XL and OS-1XL to a Specific Plan Zone proposed to be created as part of this action.
3. Disapprove the establishment of the Ponte Vista at San Pedro Specific Plan proposed to be created as part of this action.
4. Disapprove a Development Agreement between BDC Ponte Vista Partners LLC and the City of Los Angeles.
5. Not Certify Environmental Impact Report ENV-2005-4516-EIR, Not Adopt a Statement of Overriding Considerations, and Disapprove the Mitigation Monitoring Program.

**Staff:** David Olivo, (213) 978-1197

**5. VTT-63399**

CEQA: ENV-2005-4516-EIR  
 Plan: Wilmington-Harbor City  
 Related Case: CPC-2006-8043-GPA-  
 ZC-SP-DA

Council District: 15  
 Expiration Date: 04-09-09 Extended  
 Appeal Status: Appealable to City  
 Council

**PUBLIC HEARING** – Completed on July 26, 2008

**Location:**

26900 S. Western Avenue

**Proposed Project:**

A Vesting Tentative Tract Map for a 33-lot subdivision for the new construction of 1,950 residential units and 10,000 square feet of commercial space on the approximately 61.5 gross acre site. Building heights will vary from three stories or 40-feet along Western Avenue to four stories or 55-feet in other areas. Subterranean and semi-subterranean parking for residents and guests will be provided below the residential buildings and guest parking will also be available along the interior streets. An approximately six-acre public park is also being proposed as well as a new access road from Western Avenue to the adjacent Mary Star of the Sea High School located directly to the east of the property. Certification of Environmental Impact Report ENV-2005-4516-EIR, a Statement of Overriding Considerations, and the Mitigation Monitoring Program.

**Applicant:** Bisno Development Company  
 Representative: Allan Abshez

**Recommended Action:**

1. Deny the Appeal;
2. Sustain the decision of the Advisory Agency dated November 4, 2008; and
3. Adopt the Findings of the Advisory Agency as the Findings of the City Planning Commission in disapproving VTT-63399.
4. Not Certify Environmental Impact Report ENV-2005-4516-EIR, Not Adopt a Statement of Overriding Considerations, and Disapprove the Mitigation Monitoring Program.

**Staff:** David Olivo, (213) 978-1197

6. [CPC-2008-3865-VCU](#)  
CEQA: ENV-2008-3866-MND  
Plan: Bel Air-Beverly Crest

Council District: 5  
Expiration Date: 04-11-09  
Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on March 2, 2009

**Location:**

11364-11414 and 11415 W. Chalon Road

**Requested Action:**

1. Pursuant to Sections 12.24 T.3 and 12.24 U.24(b), a Vesting Conditional Use to permit the continued operation and expansion of an existing private school, (grades K – 6<sup>th</sup>) with a maximum enrollment of 336 students located on a site classified in the RE20-1-H zone.
2. Pursuant to Section 12.24 F of the municipal code a Modification of the height and area regulations of the RE20-1-H zone as follows:
  - a. To permit one building (the proposed new Academic Building) to be 44 feet 6 inches in height in lieu of the maximum 36 feet otherwise permitted;
  - b. To permit the new surface parking area and parking facility (on- and below-grade) to be located within the setback area along N. Linda Flora Drive; and
  - c. To permit continued use and maintenance of an existing surface parking area within the setback area along N. Linda Flora Drive adjacent to the proposed new parking facility.
3. Pursuant to Section 21.082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2008-3866-MND, for the above project.

**Proposed Project:**

Continued operation and expansion of an existing private school (kindergarten thru 6<sup>th</sup> grade) with a maximum enrollment of 336 students. The project includes (1) the construction of two new buildings to the east and west of the existing John Thomas Dye Hall approximately 960 and 940 square feet respectively in area; (2) the demolition of an existing 1,920 square foot classroom building and the construction of a new two-story approximately 15,000 square foot academic building; and (3) the construction of a new three-level parking building, with 101 spaces to be located at the southwest portion of the site and proposed to be set into the hillside so that the top level would be approximately the same level as the existing surface parking (including existing parking this would result in 140 on-site parking spaces). The project is comprised of two sites located on the north and south sides of W. Chalon Road with a combined area of approximately 9.5 acres and classified in the RE20-1-H zone.

**Applicant:** Raymond Michaud, John Thomas Dye School  
Representatives: George Muhlsten, David Thompson

**Recommended Action:**

1. Approve the requested Vesting Conditional Use for an elementary school use in the RE20-1-H (Residential Estate) zone as requested.
2. Approve the requested Modification of the height to permit a building height of 44 feet-6 inches for the Academic Building only in the RE20-1-H zone in lieu of the maximum 36 foot height limit which is otherwise permitted.
3. Approve the requested Modification of the area regulations to permit the new surface parking area and parking facility (on- and below-grade) to be located within the setback area along N. Linda Flora Drive in lieu of the 15 foot rear yard which is otherwise required.

4. Approve the requested Modification of the area regulations to permit continued use and maintenance of an existing surface parking area within the setback area along N. Linda Flora Drive adjacent to the proposed new parking facility.
5. Adopt Mitigated Negative Declaration No. ENV-2008-3866-MND.
6. Adopt the attached Findings.
7. 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. 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.

**Staff:** Kevin Jones, (213) 978-1172

7. **CPC-2008-3258-ZC**

CEQA: ENV- 2008-3259-ND  
Plan: Southeast Los Angeles

Council District: 9  
Expiration Date: 05-13-09  
Appeal Status: Zone Change is  
appealable to City Council by applicant,  
if disapproved in whole or in part

**PUBLIC HEARING** – Completed on February 27, 2009

**Location:**

1933 S. Broadway

**Requested Action:**

1. Pursuant to Section 12.32 F of the Municipal Code a **Zone Change** from MR 1-2-0 (Restricted Industrial Zone) to M1-2-0 (Limited Industrial Zone).
2. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, **Adopt** the Negative Declaration No. ENV-2008-3259-ND for the above project.

**Proposed Project:**

No project is proposed. The Applicant is requesting a zone change on a portion of the site in order to obtain consistent zoning on the entire block comprising their property. The property is an approximately 4.3 acre site bounded by Broadway, 21<sup>st</sup> Street, Hill Street, and Washington Boulevard known as the LA Mart and currently classified in the MR1-2-0 and M1-2-0 zones.

**Applicant:** Myron Maurer  
Representative: Edgar Khalatian

**Recommended Action:**

1. Adopt Negative Declaration No. ENV 2008-3259-ND and the associated Environmental Findings contained in the Staff Report
2. Disapprove the request as filed.
3. Approve and Recommend that the City Council Adopt a Zone Change from MR1-2-0 (Restricted Industrial Zone) to M1-2-0 (Limited Industrial Zone).
4. Adopt the attached Findings.

5. 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.

**Staff:** Andrew Montelegre, (213) 978-1396

***The Commission will ADJOURN FOR LUNCH  
at approximately 1:00 pm.  
The following cases not acted upon during the morning session  
will be considered after lunch.***

8. [CPC-2008-2363-GPA-ZC-HD-CU-  
CUB-ZV-SPR](#)

CEQA: ENV-2008-2363-MND  
Plan: Central City

Council District: 9  
Expiration Date: 04-03-09  
Appeal Status: Appealable to City  
Council. Zone Change appealable by  
applicant if disapproved in whole or in  
part

**PUBLIC HEARING** – Completed on February 4, 2009

**Location:**

1340-1360 S. Figueroa Street and 1355-1365 S. Flower Street

**Requested Action:**

1. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to change the land use designation from Community Commercial to Regional Commercial;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone/Height District Change** from C2-2D-O to C2-2-O on Lot 1 and Lot 2. Removing the "D" Limitation will permit a floor area ratio (FAR) of 6:1 in lieu of the 3:1 currently permitted;
3. Pursuant to Section 12.24.W.1 of the Municipal Code, a **Conditional Use** to allow alcohol sales in the two proposed restaurants on the ground floor, and to allow consumption of alcohol in the proposed health spa when purchased through either of the two restaurants;
4. Pursuant to Section 12.24.W.19 of the Municipal Code, a **Conditional Use** to allow Floor Area Ratio averaging in unified developments to allow the use of the total net lot area equal to 57,463 square feet, using the total lot area of the Figueroa Street Lot (Lot 1) of 39,469 square feet and the total lot area of the Flower Street Lot (Lot 2) of 17,944 square feet;
5. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit a total of 201 accessible parking spaces for the 273 residential units in lieu of the 342 spaces required;
6. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for a development of over 50 dwelling units; and
7. Pursuant to Article 6 of the California Environmental Quality Act (CEQA) and the City CEQA Guidelines, adopt ENV-2008-2257-MND and accompanying mitigation measures and Mitigation and Reporting Monitoring Program as the environmental clearance for the proposed project.

**Proposed Project:**

The removal of a surface parking lot on the Figueroa Street Lot (Lot 1), zoned C2-2D-O, and the development of a new 586-foot tall, 43-story mixed use building comprised of a 35-story tower



over an 8-level podium and two subterranean levels, for 273 residential units, 8,496 square feet of restaurant use, and a 9,566 square foot spa, with 379 total parking spaces on a 1.32 net acre site in the proposed C2-2-O zone. The project will also renovate the existing surface parking lot on the 0.53 gross acre Flower Street Lot (Lot 2), zoned C2-2D-O.

**Applicant:** CA Human Technologies, LLC  
Representative: Veronica Becerra

**Recommended Action:**

1. Approve and recommend a General Plan Amendment to change the land use designation from Community Commercial to Regional Commercial.
2. Approve a Zone/Height District Change from C2-2D-O to C2-2-O on Lot 1 and Lot 2. The removal of the "D" limitation will permit a floor area ratio of 6:1 in lieu of the 3:1 currently permitted.
3. Approve a Conditional Use to allow alcohol sales in the two proposed restaurants on the ground floor, and to allow consumption of alcohol in the proposed health spa when purchased through either of the two restaurants.
4. Approve a Conditional Use to allow Floor Area Ratio averaging in unified developments to allow the use of the total net lot area equal to 57,463 square feet, using the total lot area of the Figueroa Street Lot (Lot 1) of 39,469 square feet and the total lot area of the Flower Street Lot (Lot 2) of 17,944 square feet.
5. Approve a Zone Variance to permit a total of 201 accessible parking spaces for the 273 residential units in lieu of the 342 spaces required.
6. Approve Site Plan Review findings for a development of over 50 dwelling units.
7. Adopt Mitigated Negative Declaration, ENV-2008-2257-MND and accompanying mitigation measures and Mitigation and Reporting Monitoring Program as the environmental clearance for the proposed project.
8. 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 page.
9. 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 may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Henry Chu, (213) 473-9919

9. **CPC-2008-4987-DB-SPR**

CEQA: ENV-2008-4345-MND  
Plan: Palms-Mar Vista-Del Rey

Council District: 11  
Expiration Date: 04-12-09  
Appeal Status: Appealable to City Council

**PUBLIC HEARING**

**Location:**

11976 Culver Boulevard

**Requested Action:**

1. Pursuant to Section 12.22.A.25 (g)(3) of the Municipal Code, Density Bonus of 89 units,



- 100% over permitted 89 units for a residential project totaling 178 units, reserving 100% of the units for Very-Low- and Low-Income Senior Citizen Households. Six "Off-Menu" Affordable Housing Incentives are being requested as Waivers and Modifications to Development Standards as follows: 1) increased density from a 35% bonus to a 100% bonus; 2) increased building height from 45 feet to 54 feet and relief from transitional height requirements; 3) increased FAR from 1.5:1 and 3:1 (average 2.31:1) to 4.65:1 (101%), to permit 176,500 square feet of building area in lieu of 87,726; 4) reduced front yard requirements from 15-feet to 0-feet in the R3 zone; 5) reduced rear yard requirements from 17- and 15-feet to 16 feet with 4-feet balcony encroachments 6) averaging across the C2-1 and R3-1 zones for FAR, Density, Open Space, and Parking. Additionally, the Applicant requests reduced parking under the Density Bonus Ordinance, to total 106 parking spaces.
2. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval for a new development project that will result in a net increase of more than 50 residential units.
  3. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code, adoption of the proposed Mitigated Negative Declaration and associated Findings.

**Proposed Project:**

A Density Bonus Compliance Review (LAMC 12.22.A.25) and Site Plan Review (LAMC 16.05) to allow the construction of a 178 unit residential development comprised of 124 Very-Low- and 53 Low-Income, senior apartment units, and one market rate manager's unit. The new 176,500 square foot structure will measure 54 feet in height, and provide 106 parking spaces in a ground floor garage. One-hundred percent of these units will be Restricted Affordable units for Very-Low- and Low-Income Senior Citizen households. The Applicant is requesting "Off-Menu" incentives as permitted by the Density Bonus Ordinance, as Waivers and Modifications to Development Standards. The project is to be developed in two phases.

**Applicant:** Thomas Safran and Associates  
Representative: The Katherman Company

**Recommended Action:**

1. Approve Off-Menu Density Bonus Housing incentives to permit reduced parking, and additional Waivers and Modifications to Development Standards as follows: 1) increased density from a 35% bonus to a 102% bonus to permit 178 units in lieu of the allowed 88 units, for a residential project reserving 100% of the units for Very-Low- and Low-Income Senior Citizen Households; 2) increased building height from 45 feet to 54 feet and relief from transitional height requirements; 3) increased FAR from 1.5:1 in C2-1 and 3:1 in R3-1 (average 2.31:1) to 4.65:1 (101%), to permit 176,500 square feet of building area in lieu of 87,726; 4) reduced front yard requirements from 15-feet to 0-feet in the R3 zone;
2. Approve On-Menu Density Bonus Housing incentives as follows: 5) reduced rear yard requirements from 17 to 16 feet in the C2-1 zone 6) averaging across the C2-1 and R3-1 zones for FAR, Density, Open Space, and Parking, and permitting Vehicular Access. Additionally, the Applicant requests reduced parking under the Density Bonus Ordinance, to total 106 parking spaces.
3. Approve the requested Site Plan Review Approval for projects that result in a net increase of 50 or more dwelling units.
4. Adopt the attached Findings.
5. Adopt Mitigated Negative Declaration ENV-2008-4345-MND and Environmental Findings contained in the staff report.

**Staff:** Shana Bonstin, (213) 978-1207

10. [CPC-2009-0292-GPA](#)  
CEQA: ENV-2009-293-ND  
Plan: Northeast Los Angeles

Council District: 1  
Expiration Date: N/A  
Appeal Status: Not appealable

**PUBLIC HEARING** – Completed on March 9, 2009

**Location:**

South Avenue 52/Griffin Avenue from the 110 FWY to Avenue 43

**Requested Action:**

1. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Section 555, a General Plan Amendment to the Northeast Los Angeles Community Plan and Transportation Element of the General Plan to re-designate a segment of South Avenue 52 and Griffin Avenue from a Secondary Highway to Modified Collector Street.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt Negative Declaration No. ENV-2009-0293-ND.

**Proposed Project:**

General Plan Amendment to re-designate a portion of South Avenue 52 and Griffin Avenue from a Secondary Highway to Modified Collector Street.

**Applicant:** City of Los Angeles

**Recommended Action:**

1. Approve and recommend that the City Council adopt the requested General Plan Amendment to the Northeast Los Angeles Community Plan to re-designate a portion of South Avenue 52 and Griffin Avenue from a Secondary Highway to Modified Collector Street.
2. Adopt the attached findings.
3. Approve the Staff Recommendation Report and Exhibits as the Commission Report.
4. Approve and Recommend that the City Council adopt Negative Declaration No. ENV-2009-0293-ND.

**Staff:** Jose Carlos Romero, (213) 978-1180

11. [CPC-2008-4247-GPA](#)  
CEQA: ENV-2008-4248-ND  
Plan: Westlake

Council District: 1  
Expiration Date: N/A  
Appeal Status: N/A

**PUBLIC HEARING** – Completed on February 24, 2009

**Location:**

Bixel Street between Miramar Street and Wilshire Boulevard

**Requested Action:**

1. Pursuant to Sections 11.5.6 and 11.5.7 of the Municipal Code, City initiated General Plan Amendments to the Westlake Community Plan and the Transportation Element of the City's General Plan, and City initiated Specific Plan Amendment to the Central City West Specific

Plan for the re-designation of the segment of Bixel Street between Miramar Street and Wilshire Boulevard from a Modified Secondary Highway to a revised Modified Secondary Highway.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration for the above referenced project.

**Proposed Project:**

City initiated General Plan Amendment to the Transportation Element of the General Plan and the Westlake Community Plan and a Specific Plan Amendment to the Central City West Specific Plan to re-designate the segment of Bixel Street, between Miramar Street and Wilshire Boulevard, within the Westlake Community Plan Area. Per the Central City West Specific Plan, the segment is ultimately planned to function as a Modified Secondary Highway that includes a 54-foot roadway in a 94-foot right-of-way, with two travel lanes per direction, 20-foot wide sidewalk/parkways, and an elevated HOV/transit guideway within a roadway median. The project proposes that this segment of Bixel Street be re-designated as a revised Modified Secondary Highway with the following cross-section: a 56-foot roadway, with two travel lanes per direction, a center left turn lane, and 10-foot wide public sidewalk/parkways requiring a total 76 feet of right-of-way.

**Applicant:** City of Los Angeles

**Recommended Action:**

1. Approve and recommend that City Council adopt a General Plan Amendment to the Westlake Community Plan as adopted by City Council September 16, 1997 to re-designate Bixel Street between Miramar Street and Wilshire Boulevard from a Modified Secondary Highway to a revised Modified Secondary Highway.
2. Amend the Highways and Freeways Map of the Transportation Element of the General Plan to re-designate Bixel Street between Miramar Street and Wilshire Boulevard from a Modified Secondary Highway to a revised Modified Secondary Highway.
3. Recommend that City Council adopt a Specific Plan Amendment to the Central City West Specific Plan as adopted by City Council in 1991 to re-designate Bixel Street between Miramar Street and Wilshire Boulevard from a Modified Secondary Highway to a revised Modified Secondary Highway.
4. Approve and recommend that City Council adopt the Negative Declaration No. ENV-2008-4248-ND.
5. Adopt the attached Findings.

**Staff:** Patricia Diefenderfer, (213) 978-1179

**12. [CPC-2009-265-GPA](#)**

CEQA: ENV-2009-315-MND  
Plan: Central City

Council District: 14  
Expiration Date: N/A  
Appeal Status: N/A

**PUBLIC HEARING** – Completed on February 23, 2009

**Location:**

The segment of 14<sup>th</sup> Street from Central Avenue on the west and Hooper Avenue on the east.

**Requested Action:**

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Central City Community Plan and the Transportation Element of the General Plan for the re-designation of 14<sup>th</sup> Street, between Central Avenue and Hooper Avenue, from a Secondary Highway to a Local Street; and
2. Pursuant to Section 2102.1(c)(3) of the California Public Resources Code, Adoption of a Mitigated Negative Declaration and required findings for the above referenced project.

**Proposed Project:**

A General Plan Amendment to the Central City Community Plan and to the Transportation Element of the City's General Plan to re-designate 14<sup>th</sup> Street from a Secondary Highway to a Local Street designation.

**Applicant:** City of Los Angeles

**Recommended Action:**

1. Approve and recommend that the City Council adopt the requested General Plan Amendment to the Central City Community Plan and to the Transportation Element of the City's General Plan to re-designate 14<sup>th</sup> Street between Central Avenue and Hooper Avenue, from a Secondary Highway to a Local Street Designation.
2. Adopt the attached Findings.
3. Approve and recommend that the City Council adopt the Mitigated Negative Declaration, ENV-2009-315-MND.
4. Advise the City Engineer of the impacts of the related, proposed street vacation and the necessary mitigation measures, pursuant to the Department of Transportation memorandum dated January 28, 2009.

**Staff:** Patricia Diefenderfer, (213) 978-1179

**11. CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS**

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, April 23, 2009,**

**Van Nuys City Hall, 14410 Sylvan Street  
Council Chamber, 2<sup>nd</sup> Floor  
Van Nuys, CA 91401**

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