

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 23, 2009, 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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) 7.

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. List of Pending Legislation (Ordinance Update)
- 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-2008-2000-PAD-ZAD](#)
CEQA: ENV-2008-1295-MND
Plan: Brentwood – Pacific Palisades

Council Districts: 5 and 11
Expiration Date: 4-23-09
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on February 2, 2009

Location:

2701-2720 N. Sepulveda Blvd. (Skirball Cultural Center)

Requested Action:

1. Pursuant to Section 12.24.M of the Los Angeles Municipal Code (LAMC), a Plan Approval for the modification of CPC-1983-527-CU:
 - a. To permit the construction, use and maintenance of a new 32,000 square-foot place of assembly (North Building Complex) within the Skirball Cultural Center;
 - b. Modify Condition No. 3: To permit a deviation from the existing personnel caps of 150 full-time students and 60 staff of various types to either delete the condition or permit a maximum of 210 staff, volunteers, docents and students present at any given time of day;
 - c. Modify Condition No. 8: To permit the hours of operation for the museum to deviate from the existing 10:00 a.m. to 4:00 p.m., Monday through Friday, with scheduled events at the museum after 7:00 p.m., to 12:00 p.m. to 5:00 p.m. and after 7:00 p.m.; and
 - d. Modify Condition No. 11: To permit the existing maximum grading of 150,000 cubic yards be deleted or that the grading limit be increased to approximately 190,000 cubic yards, to include all previously permitted grading, and to include the 20,000 cubic yards of proposed grading for the new North Building Complex.
2. Pursuant to Section 12.24.X(20) of the LAMC, a Shared Parking Determination to permit the sharing of 866 parking spaces for the entire Skirball Cultural Center, in lieu of the 983 spaces otherwise required under LAMC Sec. 12.21.A(4).
3. In accordance with Section 12.36.B (Procedures for Multiple Approvals) of the LAMC, Project Permit Compliance and Design Review Approval, pursuant to Sections 11.5.7.C and 16.50.E.3 (b), respectively, of the LAMC, under the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167943.
4. Pursuant to Section 11.5.7.E of the LAMC, a Project Permit Adjustment from the maximum permitted building height under the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, to permit a building height of 42 feet, 11 inches to the top of the roof parapet, in lieu of 40 feet.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-208-1295-MND) for the project.

Proposed Project:

Construction of an approximately 32,000 square-foot, North Building Complex addition to the Skirball Cultural Center, consisting of an assembly room, offices, meeting rooms, restrooms, kitchen/catering and storage areas. The project will sit atop the existing North Parking Building, will be 3-stories above grade, with a building height of 42 feet, 11 inches, and is in addition to the existing 128,000 square feet of development at the Skirball Cultural Center site, for a total of approximately 160,000 square feet. An additional 322 parking space will be provided, for a total of 866 parking spaces for the entire site. The property consists of two lots on either side of Sepulveda Boulevard, totaling approximately 705,000 square feet, classified in the RE40-1-H

and PF-1XL Zones, and also located within the boundaries of the Mulholland Scenic Parkway Specific Plan.

Applicant: Allan B. Goldman, Hebrew Union College Jewish Institute of Religion

Recommended Action:

1. Approve the Plans for the construction, use and maintenance of a new 32,000 square-foot, North Building Complex within the Skirball Cultural Center, as modified by and subject to the attached conditions of approval.
2. Approve a Shared Parking Determination to permit the sharing of 866 parking spaces for the entire Skirball Cultural Center, in lieu of the 983 spaces otherwise required under LAMC Sec. 12.21.A(4), subject to the attached conditions of approval.
3. Approve modifications to the following conditions of CPC-1983-527-CU, subject to the attached conditions of approval. Conditions No. 3, 8 and 11 shall read as follows:
 - a. Condition No. 3: There shall be no more than 210 staff, docents, volunteers and students on site at any one time;
 - b. Condition No. 8: The hours of operation of the Skirball Cultural Center shall be 9:00 a.m. to 5:00 p.m., and after 7:00 p.m. to 11:00 p.m., Monday through Thursday, and 9:00 a.m. to 1:00 a.m., Friday through Sunday. Museum hours shall be 12:00 p.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m., Saturday and Sunday; and
 - c. Condition No. 11: The maximum permitted grading on the site shall not exceed 180,000 cubic yards, to include all previously-permitted grading and the 11,000 cubic yards of proposed grading for the new North Building Complex. This total does not include remedial grading work required by the Department of Building and Safety.
4. Approve a Project Permit Compliance and Design Review under the Mulholland Scenic Parkway Specific Plan, pursuant to LAMC Sections 11.5.7.C and 16.50.E.3 (b), subject to the attached conditions of approval.
5. Approve a Project Permit Adjustment of less than ten percent, pursuant to LAMC Section 11.5.7.E, from the height limitation of the Mulholland Scenic Parkway Specific Plan, and permit a building height to the top of the roof parapet of 42 feet, 11 inches.
6. Adopt Mitigated Negative Declaration ENV-2008-1295-MND, as recommended by staff.
7. Adopt the attached Findings, including the required findings for the Plan Approval pursuant to LAMC Section 12.24.M.
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.
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 is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Dan O'Donnell, (818) 374-5066

5. [CPC-2009-22-GPA](#)
CEQA: ENV-2009-23-CE
Plan: Encino-Tarzana

Council District: 5
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed on February 27, 2009

Location:

17622, 17623, 17634, 17635, 17646 and 17647 W. Weddington Street

Requested Action:

1. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code, a City Council-initiated General Plan Amendment to modify the density of the said properties from Low Medium II Residential to Very Low I Residential.
2. Adopt the Categorical Exemption No. ENV-2009-23-CE as an adequate environmental clearance.
3. The General Plan Amendment was initiated to make the general plan land use designations consistent with the zoning for six properties within the Encino-Tarzana Community Plan.

Proposed Project:

No development project is proposed at this time.

Applicant: City of Los Angeles City Council

Recommended Action:

1. Approve Staff Report and Exhibits as the Commission Report.
2. Approve and recommend that the City Council adopt the General Plan Amendment from Low Medium II Residential to Very Low I Residential for subject properties in the Encino-Tarzana Community Plan.
3. Adopt the attached Findings.
4. Approve and recommend that the City Council adopt the Categorical Exemption No. ENV-2009-23-CE.

Staff: Thomas Glick (818) 374-5062

6. [CPC-2007-3888-CU-ZV-SPR](#)
CEQA: ENV-2001-3267-EIR
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Expiration Date: 4-23-09
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 3, 2008

Location:

9227 N. Tujunga Avenue

Requested Action:

1. Pursuant to Section 12.24 U 22 (d) of the Municipal Code, a Conditional Use for a Recycling Materials Sorting Facility in the M and MR Zones when the facility is not in compliance with the following conditions set forth in Section 12.21 A 18 (e):
 - a. Locate a recycling materials sorting facility within 1,000 feet of a more restrictive zone;

- b. Operate a recycling materials sorting facility beyond the hours of 7 A.M. to 8 P.M.;
2. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.20 A 37 (i) to operate a solid waste transfer station in the M Zone within 500 feet of a more restrictive zone;
3. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.19 A 15 to operate a wood/green material chipping and grinding facility in an unenclosed facility within the M Zone; and
4. 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.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR) and Approval of the proposed mitigation monitoring program, statement of overriding considerations, and the required findings for the adoption of the EIR, for the above referenced project involving the construction and operation of a new enclosed Transfer Station/Materials Recycling Facility, that will receive, sort, consolidate and prepare municipal solid waste and commercial/ residential recyclable materials for transport to other regional landfills and recycled materials processing facilities that will accept up to 4,000 tons per day and 1,000 tons per day, respectively and the expansion of an unenclosed green and wood waste processing station to include an increase from 1,260 tons per day to 2,500 tons per day.

Proposed Project:

Bradley West Transfer Station/Materials Recycling Facility: Construction and operation of a new enclosed Transfer Station/Materials Recycling Facility, that will receive, sort, consolidate and prepare municipal solid waste and commercial/ residential recyclable materials for transport to other regional landfills and recycled materials processing facilities. A Transfer Station building of 104,960 square-feet and a 2-story office building of 3,600 square-feet, approximately 26.2 feet in height, are proposed. The Transfer Facility will accept up to 4,000 tons per day and the Materials Recycling Facility will accept 1,000 tons per day. The facility will utilize the existing scale facility and existing driveway from Tujunga Avenue that previously served the closed landfill. The project encompasses approximately 11.86 acres, with an additional 2.14 acres for entrance road and scale facilities, for a project total of 14 acres within a parcel of land totaling 99.36 acres.

Bradley East Green and Wood Waste Processing Station: Operation of an unenclosed green and wood waste processing station (variance expired April 14, 2007) to include an increase from 1,260 tons per day to 2,500 tons per day. The facility will utilize the existing scale facility and existing driveway from Tujunga Avenue that previously served the closed landfill. The project encompasses approximately 13.25 acres, with an additional 1.25 acres for the entrance road, for a project total of 14.5 acres within a parcel of land totaling 148.36 acres.

Applicant: Doug Corcoran, Waste Management Recycling & Disposal Services of California, Inc.
Representatives: Paul Willman and Lily Lee

Recommended Action:

1. Approve the Conditional Use to permit a Recycling Materials Sorting Facility in the M and MR Zones when the facility is not in compliance with the following conditions set forth in Section 12.21 A 18 (e):
 - a. Locate a recycling materials sorting facility within 1,000 feet of a more restrictive zone, subject to the attached conditions of approval;

- b. Operate a recycling materials sorting facility beyond the hours of 7 A.M. to 8 P.M., subject to the attached conditions of approval;
2. Approve the Variance for the following:
 - a. To permit the operation of a solid waste transfer station in the M Zone within 500 feet of a more restrictive zone, subject to the attached conditions of approval;
 - b. To permit the operation of a wood/green material chipping and grinding facility in an unenclosed facility within the M Zone, subject to the attached conditions of approval; and
3. Approve the Site Plan Review for a project having more than 50,000 square feet of non-residential floor area, subject to the attached conditions of approval.
4. Certify Environmental Impact Report No. ENV-2001-3267-EIR and Approval of the proposed Mitigation Monitoring Program, Statement of Overriding Considerations, and the required findings for the adoption of the EIR, for the above referenced project involving the construction and operation of a new enclosed Transfer Station/Materials Recycling Facility, that will receive, sort, consolidate and prepare municipal solid waste and commercial/residential recyclable materials for transport to other regional landfills and recycled materials processing facilities that will accept up to 4,000 tons per day and 1,000 tons per day, respectively and the expansion of an unenclosed green and wood waste processing station to include an increase from 1,260 tons per day to 2,500 tons per day.
5. Adopt the attached Findings;
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.

Staff: Frank Quon, (818) 374-5036

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

7. [CPC-2007-1998-ZC-HD-BL-SPR](#)
CEQA: ENV-2007-1620-EIR
Plan: Wilshire

Council District: 5
Expiration Date: 6-4-09
Appeal Status: SPR appealable to City Council; ZC, HD, BL appealable by applicant If denied in whole or in part

PUBLIC HEARING

Location:
300-322 S. Wetherly Drive and 301-323 S. Almont Drive

Requested Action:

1. Pursuant to Section 12.32 of the Municipal Code, a Zone/Height District Change from [Q]R4-1-O to [Q]R4-2-O. The requested zone change is to remove a [Q] Qualifying condition of the existing zone that limits the height of buildings to 45-feet when abutting single family zoned properties. Also a Height District Change from 1 to 2 which will allow a proposed project with a 4.5:1 Floor Area Ratio (Height District 2 would allow up to a 6:1 FAR) in lieu of the 3:1 FAR currently permitted.
2. Pursuant to Section 12.32.R of the Municipal Code, Removal of a 15-foot Building Line established by Ordinance 119,235 in 1961
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review findings for a project resulting in 50 or more units.
4. Pursuant to Section 21082.1(C)(3) of the California Environmental Quality Act, Certification of ENV 2007-1620-EIR as the Environmental Impact Report for the above referenced Project, Adoption of the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and Adoption of Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.

Proposed Project:

The demolition of 84 residential units in seven buildings and the construction of a 95-unit residential condominium project with 238 parking spaces. The proposed building will have a maximum of 14-stories, 180-feet in height, and 215,937 square feet of floor area.

Applicant: MVLV Properties, LLC
Representative: R. J. Comer

Recommended Action:

1. Approve and Recommend that the City Council adopt a Zone/Height District Change from [Q]R4-1-O to (T)(Q)R4-2-O, subject to the attached "T" and "Q" Conditions of Approval.
2. Approve and Recommend that the City Council adopt a Removal of a 15-foot Building Line established by Ordinance 119,235.
3. Deny without prejudice Site Plan Review findings for the proposed project as the proposed project does not result in the increase of 50 or more residential units.
4. Certify ENV 2007-1620-EIR as the Environmental Impact Report for the above referenced Project, Adopt the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and Adopt Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.
5. Adopt the attached findings.
6. Recommend that the applicant be advised that the 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 LAMC. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification shall be removed in the manner indicated on the attached page.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.

Staff: Jim Tokunaga, (213) 978-1309

8. [CPC-2008-4871-ZC-ZV-SPR-SPP](#)
CEQA: SCH No. 2008011078
Plan: Northeast Los Angeles

Council District: 13
Expiration Date: 5-14-09
Appeal Status: Appealable to City Council;
ZC appealable by applicant if denied in
whole or in part

PUBLIC HEARING – Completed on March 4, 2009

Location:

3000-3006 Verdugo Road and 2241-2255 W. Avenue 30

Requested Action:

1. Pursuant to Sections 12.24.U.21 and 12.24.F of the Municipal Code, a Conditional Use to permit the construction of a 63-foot 6-inch tall, 50-unit affordable housing project with a front yard of 15 feet, and variable side yards ranging from 5 to 8 feet, in the PF-1 zone as part of a joint use project with the Los Angeles Unified School District;
2. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit a total of 55 parking spaces in lieu of the required 82 parking spaces required for the 50 residential units;
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review Findings for a development of 50 dwelling units.
4. Certify the Environmental Impact Report SCH No. 2008011078.

Proposed Project:

The removal of a surface parking lot and the construction of one residential structure as part of a joint-use development. The proposed building is for a new 63-foot 6-inch, 50-unit affordable housing development (49 very low and low income units, and one non-restricted manager's unit) located on the northern 0.7 acre portion of the site. The 62,949 square foot apartment building will consist of four levels of residential units above a podium deck that sits atop two levels of subterranean parking. The residential structure will be co-located with a proposed one-story, 13,322 square foot Early Education Center with approximately 13,125 square feet of outdoor play area to be developed on the southern 0.6 acre portion of the site. The project site totals 59,365 square feet and zoned PF-1. The project will provide a total of 140 parking spaces located within the subterranean parking levels of the Affordable Housing building where 55 spaces would be set aside for the proposed housing development, 65 spaces for faculty and staff of the existing Glassell Park Elementary School, and 20 spaces for the Early Education Center within a separate subterranean level.

Applicant: Glassell Park, LP
Representatives: Jim Ries

Recommended Action:

1. Approve a Conditional Use to permit the construction of a 63-foot 6-inch tall, 50-unit affordable housing project with a front yard of 15 feet, and variable side yards ranging from 5 to 8 feet, in the PF-1 zone as part of a joint use project with the Los Angeles Unified School District.
2. Approve a Zone Variance to permit total of 55 parking spaces in lieu of the required 82 parking spaces required for the 50 residential units.
3. Approve Site Plan Review Findings for a development of 50 dwelling units.
4. Certify that the Environmental Impact Report SCH No. 2008011078 reflects the independent

- judgment and analysis of the City of Los Angeles and adopt the Findings.
5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.
 6. 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: Henry Chu, (213) 473-9919

9. [CPC-2008-1957-GPA-ZC-HD-CUB-ZV-ZAA-SPR](#)

CEQA: ENV-2008-498-MND
Plan: Wilshire

Council District: 5
Expiration Date: 5-18-09
Appeal Status: CUB, ZV ZAA and SPR
appealable to City Council. ZC appealable
by applicant if disapproved in whole or in
part

PUBLIC HEARING – Completed on March 4, 2009

Location:

8500 Burton Way

Requested Action:

1. Pursuant To L.A.M.C. Section 11.5.6, a General Plan Amendment to the Wilshire Community Plan to add a new Footnote to the Wilshire Community Plan Map referencing the site as follows: "Development of the properties bounded by Burton Way on the north and east, Le Doux Road on the west, and Colgate Avenue on the south shall be permitted a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1."
2. Pursuant to L.A.M.C. Section 12.32-F, a Zone/Height District Change from C2-1VL-O and (Q)C2-1-O to C2-2D-O. The proposed "D" Development Limitation would limit total Floor Area Ratio (FAR) to 4 to 1 with a maximum height of 8 stories (87 feet to top of parapet).
3. Pursuant to L.A.M.C. Section 12.24-W, 1, a Conditional Use Permit for the sale of beer, wine, and distilled spirits for off-site consumption in conjunction with the operation of a proposed specialty market with up to a maximum of 13,500 square feet of floor area.
4. Pursuant to L.A.M.C. Section 12.27, a Zone Variance from L.A.M.C. Sections 12.21-A, 7 and 14.4.4-B, 11 to permit off-site signage along the Burton Way street frontage of the ground floor retail space of the proposed mixed-use development, in conjunction with the removal of two existing on-site billboards. The Applicant requests deviations from the following provisions of L.A.M.C. Section 14.4.18 (Off-Site Signs):
 - a) Section 14.4.18-B, 3 – Height: To permit the bottom of the proposed off-site signs to be approximately 1 foot-6 inches above the sidewalk grade or edge of roadway grade nearest the site, in lieu of at least 8 feet above the sidewalk grade or edge of roadway grade nearest the sign.
 - b) Section 14.4.18-E – Spacing: To permit relief from the spacing requirements between off-site signs outlined in Table No. B, as follows:
 - 1) Section 14.4.18-E, 1: To permit a) the spacing between the proposed off-site signs that are less than 300 square feet in sign area on the project site and other existing or previously permitted off-site signs neighboring the project site that are greater than 300 square feet in sign area to be spaced no closer than

- 293'-1" in lieu of the required 300 feet, and b) the spacing between the proposed off-site sign: on the project site that is greater than 300 square feet in sign area and other existing or previously permitted off-site signs neighboring the project site that are greater than 300 square feet in sign area to be spaced no closer than 278'-4" in lieu of the required 600 feet.
- 2) Section 14.4.18-E,4: To permit the spacing between the proposed off-site signs on the project site that are located on the same side of the same street (Burton Way) to range from 4 feet to 77 feet, in lieu of the required 300 feet (as depicted on Sheet 13 of architectural drawings.)
 - c) Section 14.4.18-I,2 – Other Requirements: To permit relief from the requirement that off-site sign supports shall be structurally independent of a building.
5. Pursuant to L.A.M.C. Section 12.28, a Zoning Administrator Adjustment from L.A.M.C. Section 12.14-C,3 to permit the residential density for units 1 through 85 to be based on a minimum of 400 square feet of lot area per dwelling unit and units 86 through 88 to be based on zero (0) square feet of lot area per dwelling unit.
 6. Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development in excess of 50 units of residential use.
 7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration and required findings for the above-referenced project.

Proposed Project:

The project is being proposed as a new 8-story, mixed use development with 88 apartment units, 13,500 square feet of retail uses and 223 parking spaces on a 34,090 (33,848 net) square-foot site in the proposed C2-2D-O Zone. The subject triangular-site is currently improved with an automobile sales use on a surface parking lot and two double-faced billboard signs.

Applicant: Century Investments Inc.
Representative: Craig Lawson

Recommended Action:

1. Approve a General Plan Amendment to the Wilshire Community Plan to add a new Footnote to the Wilshire Community Plan Map referencing the site as follows: "Development of the properties bounded by Burton Way on the north and east, Le Doux Road on the west, and Colgate Avenue on the south shall be permitted a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1."
2. Deny the Zone Change from C2-1VL-O and (Q)C2-1-O (Commercial Zone) to C2-2D-O (Commercial Zone) as proposed, and Approve and Recommend that the City Council adopt Zone/Height District Change from C2-1VL-O and (Q)C2-1-O (Commercial Zone) to (T)(Q) C2-2D-O (Commercial Zone), subject to attached (T) and (Q) Conditions of Approval. The proposed "D" Development Limitation would limit total Floor Area Ratio (FAR) to 4 to 1, with a maximum height of 8 stories (87 feet to top of parapet).
3. Approve a Conditional Use Permit for the sale of beer, wine, and distilled spirits for off-site consumption in conjunction with the operation of a proposed specialty market with up to a maximum of 13,500 square feet of floor area.
4. Deny a Zone Variance to permit off-site signage along the Burton Way street frontage of the ground floor retail space of the proposed mixed-use development.
5. Deny a Zoning Administrator Adjustment to permit the residential density for units 1 through 85 to be based on a minimum of 400 square feet of lot area per dwelling unit and units 86 through 88 to be based on zero (0) square feet of lot area per dwelling unit.

6. Approve a Site Plan Review to permit a development project in excess of 50 units of residential use.
7. Adopt the attached Findings.
8. Adopt Mitigated Negative Declaration No. ENV-2008-498-MND.
9. Recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative 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.
10. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.
11. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jae Kim, (213) 978-1383

10. 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, May 14, 2009**
City Hall
200 N. Spring Street 10th Floor
Los Angeles, CA 90012

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.