

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MAY 14, 2009, 8:30 A.M.
CITY HALL 10TH FLOOR
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

CORRECTED AGENDA (*language of Items #1E and # 7)

William Roschen, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Robin R. Hughes, Commissioner
Fr. Spencer T. Kezios, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner
Vacant, 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). 4, 6, 8, 10

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
- D. Presentation on Hollywood CAP Park by:
 - Emily Gabel Luddy
- E. Presentation and Commission Comment on Draft Citywide Urban Design Principles by:
 - Simon Pastucha **(*To be heard at the conclusion of this meeting)**

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-2008-4918-CA](#)
CEQA: ENV-2008-4990-CE
Plan Areas: All

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

PUBLIC HEARING – Continued from March 12, 2009

NOTE: Requesting further continuance to June 11, 2009

Location:

CityWide

Requested Actions:

1. Proposed Amendments to the Cultural Heritage Ordinance, Los Angeles Administrative Code Chapter 9, Division 22, Article1, Section 22.171 et seq.
2. Adopt ENV-2008-4990-CE (Categorical Exemption).

Proposed Ordinance:

A proposed ordinance to clarify the designation criteria for Historic-Cultural Monuments; strengthen provisions for Cultural Heritage Commission review of proposed demolitions, alterations and additions to City Historic-Cultural Monuments; provide earlier notification to private property owners of Cultural Heritage Commission actions; increase the size of the Cultural Heritage Commission to seven members; detail the purpose and duties of the Cultural Heritage Commission, and strengthen the ordinance's enforcement provisions.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt staff report as its report on the subject.
2. Adopt the findings included in Attachment 1.
3. Approve the proposed ordinance (Appendix A) and recommend its adoption by the City Council.
4. Find that the project is categorically exempt.

Staff: Edgar Garcia (213) 978-1189

5. [CPC-2008-1271-GPA-ZC-ZV-CU](#)
CEQA: ENV-2008-1272-MND-REC
Plan: Westwood

Council District: 5
Expiration Date: 8-12-09
Appeal Status: ZV and CU appealable to City Council. ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on March 2, 2009

Location:

10400 Ashton Avenue; 1249, 1255-1259 S. Beverly Glen Boulevard; (Sinai Temple property); And City included Add Area: 1235 and 1241 S. Beverly Glen Boulevard

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, General Plan Amendments Periodic Plan Review for window 175, Geographic Area 3) to the Westwood Community Plan to all as follows:
 - [A] From Medium Residential to High Medium Residential, and
 - [B] Add a new plan footnote that would restrict future development to that of the R3 zone or to the R4 zone for senior housing purposes, or for religious institutional uses.
2. Pursuant to Section 12.32 of the Municipal Code various Zone Changes.
3. Pursuant to Section 12.24 W.9 a Conditional Use to permit ancillary administrative religious institutional (synagogue) uses in the [Q]R3-1 Zone for the properties located at 10400 W. Ashton Avenue and 1249, 1255-1259 S. Beverly Glen Boulevard.
4. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.21.A 4 (d) to permit 16 parking spaces in lieu of the minimum required 19 parking spaces for the property located at 10400 W. Ashton Avenue.
5. Pursuant to Section 2102.1(c)(3) of the California Public Resources Code, Adoption of a Mitigated Negative Declaration, ENV-2008-1272-MND-REC, and required findings for the above referenced project.

Proposed Project:

The conversion of a portion of the property at 10400 W. Ashton Avenue, 1249, 1255-1259 S. Beverly Glen Boulevard (up to 17,500 square feet) from residential space to administrative office use associated with the Sinai Temple. The proposed project also includes three alternatives for total future development on the properties located at 10400 W. Ashton Avenue, and 1249-1259 S. Beverly Glen Boulevard including the following alternatives:

- A) 12,000 square feet of office space and 29 dwelling units,
- B) 12,000 square feet of office space and 58 senior housing dwelling units; or
- C) Any combination of the above so long as the maximum number of trips generated does not exceed that generated by the conversion of 17,500 sq. ft. of office use associated with the Sinai Temple.

Applicant: Sinai Temple, Howard Lesner
Rep: Dana Sayles and Ben Reznik

Recommended Action:

1. Disapprove the requested General Plan Amendments to the Westwood Community Plan to:
 - [A] Change the land use designation from Medium Residential to High Medium Residential and
 - [B] To add a footnote that would restrict future development to that of the R3 zone or to the R4 zone for senior housing purposes, or for religious institutional uses.
2. Disapprove the requested Zone Change from R3-1 (Multiple Dwelling Zone) to R4-1 (Multiple Dwelling Zone) and from R3-1-O (Multiple Dwelling Zone - Oil Supplemental Use District) to R4-1-O (Multiple Dwelling Zone – Oil Supplemental Use District).
3. Approve a Conditional Use Permit to permit up 15,663 sq. ft. of Temple ancillary administrative office uses in the [Q]R3-1-O Zone for the properties located at 10400 W. Ashton Avenue and 1249, 1255-1259 S. Beverly Glen Boulevard.
4. Approve the requested Variance to permit 16 parking spaces in lieu of the minimum required 19 parking spaces for the property located at 10400 W. Ashton Avenue.

5. Approve and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2008-1272-MND-REC.
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.
8. Advise the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Kevin Jones, (213) 978-1172

6. [CPC-2009-0113-VZC-CUB-CU-ZAD](#)
CEQA: ENV-2009-109-MND
Plan: Wilshire

Council District: 5
Expiration Date: 6-04-09
Appeal Status: Appealable to City Council. VZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING

Location:

100 N. La Cienega Boulevard

Requested Action:

1. Pursuant to Section 12.32.Q of the Municipal Code, a Vesting Zone Change from [Q]C2-1VL and [Q]C1.5-1VL to [Q]C2-1VL. The requested zone change is to unify a single zone over the entire site and to amend the previous project specific [Q] Qualifying conditions of the zone.
2. Pursuant to Section 12.324.W.1 of the Municipal Code, a Conditional Use to permit the sale and/or dispensing of alcoholic beverages for consumption on the premises and/or off-site in conjunction with a total of 8 existing and proposed uses (three existing to remain and five proposed).
 - a. Three (3) full line of alcoholic beverages for off-site consumption in conjunction with an existing retail drug store (Long's) and two (2) new retail uses.
 - b. Two (2) full line of alcoholic beverages for on-site consumption in conjunction with two restaurants (two proposed).
 - c. Three (3) beer and wine licenses for on-site consumption in conjunction with three restaurants (two existing and one proposed).
3. Pursuant to Section 12.24.W.27 of the Municipal Code, a Conditional Use to permit the following deviations for a commercial corner development:
 - a. Restaurant uses to operate Sunday through Thursday between the hours of 6:00 AM and 11:00 PM and Friday and Saturday between the hours of 6:00 AM and 1:00 AM.
 - b. Existing drug store (Longs Drugs) and one market to operate 24 hours per day, seven days a week.

- c. Deviations from the following development standards of Section 12.22.A.23(a):
 - To permit existing and proposed commercial parking on-site to include tandem parking spaces with parking attendant.
 - To permit existing pole signs to remain.
 - To permit portions of the existing and proposed development to include less than the minimum 5-foot planted area along all street frontages.
- 4. Pursuant to Section 12.24.X.20 of the Municipal Code, Shared Parking Approval to permit the shared parking of a total of 1,448 on-site parking spaces between all of the current and proposed commercial/retail uses located on the subject site.
- 5. Pursuant to section 12.32 of the Municipal Code, Waiver of Street Improvement requirements along La Cienega Boulevard, Beverly Boulevard, and 3rd Street as required by the of the Bureau of Engineering.
- 6. Pursuant to Section 21082.1 of the California Public Resources Code, Adopt the Mitigated Negative Declaration prepared for the above referenced project.

Proposed Project:

The construction, remodeling, renovation of an existing 332,574 square foot commercial center (Beverly Connection) that will increase the floor area to 345,540 square feet with a maximum height of 45-feet. The project will include replacement of new retail building on Beverly Boulevard (former movie theater space), conversion of office space to retail space, reconfiguration of tenant space, and other interior tenant improvements. The project site is 423,206 square feet.

Applicant: BEVCON I, LLC
Rep: Katherine Casey

Recommended Action:

1. Approve and Recommend a Vesting Zone Change from [Q]C2-1VL and [Q]C1.5-1VL to [T][Q]C2-1VL.
2. Approve a Conditional Use to permit the sale and/or dispensing of alcoholic beverages for consumption on the premises and/or off-site in conjunction with a total of 8 existing and proposed uses (three existing to remain and five proposed).
3. Approve a Conditional Use to permit the following deviations for a commercial corner development:
 - a. Restaurant uses to operate Sunday through Thursday between the hours of 6:00 AM and 11:00 PM and Friday and Saturday between the hours of 6:00 AM and 1:00 AM.
 - b. Existing drug store and one market to operate 24 hours per day, seven days a week.
 - c. Deviations from the following development standards of Section 12.22.A.23(a):
 - To permit existing and proposed commercial parking on-site to include tandem parking spaces with parking attendant.
 - To permit existing pole signs to remain.
 - To permit portions of the existing and proposed development to include less than the minimum 5-foot planted area along all street frontages.
4. Approve Shared Parking of a total of 1,448 on-site parking spaces between all of the current and proposed commercial/retail uses located on the subject site.
5. Waive street widening requirements along La Cienega Boulevard, Beverly Boulevard, and 3rd Street as required by the of the Bureau of Engineering
6. Adopt ENV-2009-109-MND as the Mitigated Negative Declaration for the project.
7. Adopt the attached findings.
8. 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.

9. 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

7. VTT-66144-1A

CEQA: ENV-2007-2476-EIR
Plan: West Los Angeles

Council District: 5
Expiration Date: 5-14-09
Appeal Status: Further appealable to City Council

PUBLIC HEARING – Completed on October 24, 2007

Location:

9760 W. Pico Boulevard

Requested Action:

Appellant No. 1 is appealing in-part Condition Nos. 1, S-3(c), S-3(d), and S-3(i) of the Deputy Advisory Agency decision including required improvements adjacent to the existing private high school (i.e. street dedication, street lights, street trees, and sidewalk, curb, gutter and catch basin improvements).

Appellant No. 2 is appealing the entire decision by the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 66144 including the EIR and the related the Statement of Overriding Considerations being that the neighborhood would bear the burden of increased traffic, demand on street parking, demand for police and fire services, diminished air quality, and noise from special events and late night parties.

Appellant No. 3 are appealing the entire decision by the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 66144 including several mitigation measures, all the Findings of Facts relating to: CEQA, the Initial Study, the EIR (****Including*** significant impacts, cumulative impacts, significant and unavoidable impacts, cumulative significant and unavoidable impacts, project alternatives, other considerations, and Statement of Overriding Considerations), and the Subdivision Map Act.

Proposed Project:

Vesting Tentative Tract Map No. 66144 to permit a three-lot airspace subdivision including one master lot and two airspace lots of an existing school building on a 59,336 square-foot (1.36 acres site), within the C4-1VL-O and R1-1-O Zones. The tract approval includes Certification of ENV-2007-2476-EIR as the Environmental Impact Report (EIR) for the referenced Project, adoption of the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and adoption of a Statement of Overriding Considerations.

Applicant: Simon Wiesenthal Center, Inc, Yeshiva of Los Angeles

Appellants: 1) Simon Wiesenthal Center Inc; Susan Burden
2) Beverlywood Homes Association; Scott Diamond
3) H.O.M.E; Susan Gans and Daniel Fink

Recommended Action:

1. Recommend that the City Planning Commission grant in-part and deny in-part the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 66144;
2. Modify the Bureau of Engineering Conditions as stipulated herewith; and
3. Modify Subdivision Map Act Finding (b) accordingly and Adopt the findings; and
4. Certify ENV 2007-2476-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.

Staff: Sarah Rigamat, (213) 978-1382

8.

CPC-2008-817-DA

CEQA: ENV-2008-6269-EIR
Plan: West Los Angeles

Council District: 5
Expiration Date: 6-28-09
Appeal Status: N/A

PUBLIC HEARING

Location:

10131 W. Constellation Boulevard

Requested Action:

1. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a Development Agreement between Century City Realty, LLC, and the City of Los Angeles. The proposed Development Agreement will provide reasonable assurances to the Applicant with respect to its ability to implement approved Development Approvals for a 483 unit residential project, with the Applicant providing the City with certain public benefits.
2. Pursuant to Section 21166 of the California Public Resources Code find that the proposed action is consistent with the previously certified Environmental Impact Report ENV-2004-6269-EIR based on the evidence in the record and the April 2009 Addendum to the certified EIR.

Proposed Project:

A Development Agreement to provide reasonable assurances to the Applicant with respect to its ability to implement approved Development Approvals for a 483 unit residential project, with the Applicant providing the City with certain public benefits. The 483 unit residential condominium (mid to high-rise) structures are in two 47-story approximately 570 foot high buildings and one 12-story, approximately 135 foot high building providing 1,208 parking spaces in a four-level subterranean parking garage on 5.5 net acres in the C2-2-O Zone and designated for Regional Center Commercial uses in the West Los Angeles Community Plan. The request is for a Development Agreement to extend the time period to build the previously approved project from 2011 to 2018.

Applicant: Century City Realty, LLC
Rep: James Arnone

Recommended Action:

1. Approve and recommend that the City Council adopt the requested Development Agreement and Draft Ordinance between Century City Realty LLC and the City of Los Angeles as amended.
2. Find pursuant to Section 21166 of the California Public Resources Code that the proposed action is consistent with the previously certified Environmental Impact Report ENV-2004-6269-EIR based on the evidence in the record, and the April 2009 Addendum to the certified EIR; Adopt the associated environmental findings;
3. Adopt the attached Findings;

Staff: Charles Rausch, (213) 978-1167

9. [CPC-2008-4832-MSC](#)

CEQA: ENV-2008-4833-ND

Plan: West Los Angeles

Council District: 5

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Location:

Public property within and abutting the boundaries of the Century City North Specific Plan

Requested Action:

1. Pursuant to Section 11.5.4 of the Municipal Code the adoption and recommendation to the Bureau of Public Works for adoption of the proposed Century City Streetscape Plan.
2. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code Adoption of a proposed Negative Declaration No. ENV-2008-4639-ND and associated findings that no significant impacts exists from the proposed project.

Proposed Project:

Enactment of a Streetscape Plan for the Century City Regional Center. The Plan involves creation of standards for sidewalk width and paving, landscaped parkways, street trees, street lighting, street furniture, public art, and special improvements such as mid-block crossings, scramble crosswalks, bus stop improvements, and wayfinding signage. No physical construction is proposed at this time. The streetscape plan will be implemented through the imposition of conditions on individual projects and building permits.

Applicant:

City of Los Angeles

Rep: Bob Hale, Rios, Clemente Hale

Recommended Action:

1. Approve and recommend that the Board of Public Works adopt the requested Century City Streetscape Plan.
2. Adopt Negative Declaration No. 2008-4833 pursuant to Section 21082.19(c)(3) of the California Public Resources Code, analyzing all possible environmental impacts from the project, and determining that no significant impacts to the environment exist and adopt the associated environmental findings.
3. Adopt the attached Findings.

Staff: Christopher Koontz, (213) 978-1193

10. [CPC-2008-4759-CU](#)

CEQA: ENV-2008-4760-CE
Plan: South Los Angeles

Council District: 8
Expiration Date: 5-14-09
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on March 13, 2009

Location:

1730 W. Vernon Avenue

Requested Action:

1. Pursuant to Section 12.24 U 5 of the Municipal Code, a Conditional Use for correctional or penal institutions to permit the continued use, maintenance and operation of the existing residential facility.
2. Adoption of a Finding declaring that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5 Category 23 of the City of Los Angeles CEQA guidelines for the granting of a renewal of Conditional Use Permit.

Proposed Project:

Continued use, maintenance, and operation of an existing 17,170 square foot residential facility housing up to 125 work furlough inmates or parolees under contract with government funded County, State, or Federal correctional agencies to serve short sentences for low risk non-violent offenses. No additional improvements to the existing structure are proposed (the existing facility was granted previous Conditional Uses with a five year term limits under cases CPC-1998-319-CU-CUP and CPC-2003-9221-CU). The project is located on a 18,900 square foot site classified in the [Q]C2-1VL Zone.

Applicant: Roy Evans, Bridge Back Ltd.
Rep: Nieves and Associates

Recommended Action:

1. Approve a Conditional Use for correctional or penal institutions to permit the continued use, maintenance and operation of an existing residential facility.
2. Adopt the attached Findings including a Finding that the Project is Categorically Exempt from CEQA pursuant to Class 5, Category 23 of the City of Los Angeles CEQA guidelines for the renewal of an existing Conditional Use with no physical changes.
3. 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: Lynda Smith (213) 978-1170

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 28, 2009,**

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

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.