

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY AUGUST 13, 2009 AFTER 8:30 A.M.
CITY HALL 10TH FLOOR
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
Cindy Montañez, Commissioner
Barbara Romero, 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) 5

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.planning.lacity.org under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. Click the Meetings and Hearings" link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
 - 4. Update on Ponte Vista Project – David Olivo, City Planner
- 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-2008-3464-DB

CEQA: ENV-2008-3252-MND-DB-REC1

Plan Area: West Adams-Baldwin Hills -
Leimert

Council District: 10

Expiration Date: 9-09-09

Appeal Status: Not Appealable

PUBLIC HEARING – Completed on June 26, 2009

Location:

2401-2425 W. Jefferson Blvd. and 3115 S. 4th Ave

Proposed Project:

A Density Bonus Compliance Review (LAMC 12.22.A.25) for the demolition of existing structures and construction of a four-story mixed use building consisting of 40 housing units and approximately 20,877 square feet of ground floor commercial area. One-hundred percent of these units will be Restricted Affordable units for low-income households. The proposed project would be four stories (approximately 49 feet high) with a 59 high stair and elevator tower, and two stair towers approximately 59ft high. The project will provide 85 commercial spaces (9 surface parking spaces and 76 subterranean parking spaces) and 83 subterranean residential parking spaces (total 168 spaces). The project is located on a 31,500 square foot site located in the C2-1-O Zone. The Applicant is requesting "On-Menu and "Off-Menu" incentives as permitted by the Density Bonus Ordinance, as Waivers and Modifications to Development Standards.

Requested Actions:

1. Pursuant to Section 12.22 A 25 (g)(2) of the Municipal Code an Affordable Housing Incentive on the Menu permit a Floor Area Ratio (FAR) of 3:1 in lieu of the maximum permitted FAR of 1.5:1 (the FAR is multiplier applied to the total buildable area of a lot to determine the total permitted floor area of all buildings on a lot)
2. Pursuant to Section 12.22 A25 (g)(3) of the Municipal Code a Waiver or Modification of Development Standards not on the Menu which are contained in Section 12.21A10 of the Municipal Code to permit a 49 foot high building, (with two stair towers approximately 59ft high) in lieu of the maximum permitted Transitional (stepped-back) height of 25 feet for any portion of the building located within 0-49 feet of the adjacent R1-1 properties, 33 feet for any portions of a building within 50-99 feet of the adjacent R1-1 properties., and 61 feet for any portions of the building within 100-199 feet of the adjacent R1-1 properties.
3. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2008-3252-MND-DB-REC1) for the above referenced project.

Applicant:

Global Housing Development Inc., Kaifa Tulay
Rep.: Donald Alec Barany

Recommended Actions:

1. Approve On-Menu Density Bonus to allow an Affordable Housing Incentive on the Menu permitting a Floor Area Ratio (FAR) of 2.16 in lieu of the maximum permitted FAR of 1.5:1.
2. Approve Off-Menu Density Bonus to allow an Affordable Waiver or Modification of Development Standards not on the Menu to permit a 49 foot high building, (with two stair towers approximately 59ft high) in lieu of the maximum permitted Transitional (stepped-back) Height of 25 feet for any portion of the building located within 0-49 feet of the adjacent R1-1 properties, 33 feet for any portions of a building within 50-99 feet of the adjacent R1-1

- properties, and 61 feet for any portions of the building within 100-199 feet of the adjacent R1-1 properties.
3. Adopt Mitigated Negative Declaration No. 2008-3252-MND-DB-REC1.
 4. Adopt the attached Findings.
 5. 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.
 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: Jordann Turner, (213) 978-1379

5. **VTT-70318-CN-1A**
CEQA: ENV-2008-3887-MND-REC1
Plan Area: Westchester-Playa Del Rey

Council District: 11
Expiration Date: 8-13-09
Appeal Status: Further
appealable to City Council

PUBLIC HEARING

Location:
6040 and 6055 Center Drive

Proposed Project:

Vesting Tentative Tract Map No. 70318-CN to permit a two-lot subdivision for the construction of a 325-unit apartment building and 1,500 square feet of restaurant space on Lot No. 1 (located at 6040 Center Drive) with 483 residential parking spaces on-site and 15 restaurant parking spaces off-site and a 275-unit residential condominium on Lot No. 2 (located at 6055 Center Drive) with 688 parking spaces, including 138 off-site guest parking spaces, on a 117,655 net square foot site in the C2-1 zone. The tract approval includes Adoption of Mitigated Negative Declaration (MND), Case No. ENV-2008-3887-MND-REC1.

Requested Actions:

Appeal of the entire decision by the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 70318-CN including the adoption of the MND stating that the proposed building heights differ from the previously certified EIR, improper modification or deletion of view mitigation measures from EIR, proposed project requires additional CEQA analysis and circulation in the form of an EIR.

Applicant: John M. Hartz, BRE/TZ HHL, LLC
Rep.: Allen Abshez

Appellant: Rex Frankel

Recommended Actions:

1. Recommend that the City Planning Commission sustain the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 70318-CN; and
2. Deny the appeal; and
3. Find that the information contained in the Mitigated Negative Declaration has been reviewed and considered by Deputy Advisory Agency, find that the Mitigated Negative Declaration

adequately describes the potential impacts of the Project and no additional environmental clearance is necessary; and find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met.

Staff: Sarah Molina, (213) 473-9983

6. **CPC-2008-3222-GPA-ZC**

CEQA: ENV-2007-0804-MND
Plan: Wilmington-Harbor City

Council District: 15
Expiration Date: 9-08-09
Appeal Status: ZC Appealable by
Applicant only, if denied in whole or in
part

PUBLIC HEARING – Completed on a previous date

Location:

25941, 25949 South Belle Porte Avenue

Proposed Project:

The demolition of an existing union hall and office building to permit the construction of 30 residential townhome style dwelling units in four separate buildings which will be two stories and 25 feet high over semi-subterranean two car garages.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 166, Geographic Area 2) to the Wilmington-Harbor City Community Plan to amend the Land Use Map to remove the MR1 designation on the site which, pursuant to Footnote Number 12 of the Community Plan identifies specific Limited Manufacturing areas proposed for the MR1 and MR2 zones.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from [Q]MR1-1VL (Restricted Industrial Zone; 3 stories or 45 feet tall) to [Q]CM-1VL (Commercial Manufacturing Zone; 3 stories or 45 feet tall).
3. Pursuant to Section 21082.1 (c) (3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration number ENV-2007-0804-MND and the required findings for the above project.

Applicant: Ricardo F. Icaza, United Food and Commercial Workers Union
Rep.: Darlene Kuba

Recommended Actions:

1. Deny and recommend that the City Council deny the requested Plan Amendment to the Wilmington-Harbor City Community Plan to remove the MR1 designation from the property in question.
2. Deny the requested zone change from the [Q]MR1-1VL zone to the [Q]CM-1VL zone.
3. Adopt Mitigated Negative Declaration No. ENV-2007-0804-MND.
4. Adopt the attached findings as the findings of the City Planning Commission.

Staff: Charles Rausch Jr., (213) 978-1167

7. **CPC-2008-9909-GPA-VZC-HD-BL-CUB-ZAA-SPR-CDO**

CEQA: ENV-2007-1604-EIR; SCH No. 2007071053
Plan: Wilshire

Council District: 4
Expiration Date: 8-14-09
Appeal Status: VZC, HD and BL
appealable by applicant if denied in
whole or in part. CUB, ZAA, SPR,
CDO appealable to City Council

PUBLIC HEARING

Location:

5200-5224 W. Wilshire Boulevard, 700-758 S. La Brea Avenue, and 719-757 Sycamore Avenue

Proposed Project:

The removal of two structures for the construction of a new 6-story, 132-foot tall, mixed-use development comprised of 482 residential units, and 40,000 square feet of commercial retail and restaurant use, and 992 parking spaces. The structure will be comprised of two subterranean levels of parking, ground level commercial use and parking, and five levels of residential units with a mezzanine level/roof above.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment for the two southwest parcels of the site abutting South La Brea Avenue to change the land use designation from General Commercial to Regional Center Commercial.
2. Pursuant to Section 12.32-Q of the Municipal Code, a Vesting Zone Change from [Q]C4-2-CDO to [T][Q]C4-2D-CDO, and from [Q]C2-1 and C2-1 to [T][Q]C4-2D.
3. Pursuant to Section 12.32-F of the Municipal Code, a Height District Change to add a "D" Limitation on site to permit a maximum Floor Area Ratio of 3.4:1.
4. Pursuant to Section 12.32.Q of the Municipal Code, the removal of a 5-foot Building Line established by Ordinance No. 80695 along the south side of Wilshire Boulevard between La Brea Avenue and Sycamore Avenue.
5. Pursuant to Section 12.24.W.1 of the Municipal Code, a Conditional Use for the sale and dispensing of alcoholic beverages for on-site consumption at three establishments (three restaurants with cocktail lounges), and off-site consumption at one establishment (gourmet specialty food and beverage store) in the C4 zone incident to zone change.
6. Pursuant to Section 12.28, Zoning Administrators Adjustments to permit 0-foot northerly and southerly yard setbacks from an existing alley and construction within the alley prior to vacation of the alley;
7. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review findings for a development of over 50 dwelling units.
8. Pursuant to Section 13.08, a Design Overlay Plan pursuant to the provisions of the Miracle Mile Community Design Overlay District.
9. Pursuant to Article 7 of the California Environmental Quality Act (CEQA) and the City CEQA Guidelines, adopt ENV-2007-1604-EIR (SCH No. 2007071023) and accompanying mitigation measures and Mitigation and Reporting Monitoring Program as the environmental clearance for the proposed project.

Applicant: BRE Properties, Inc.
Rep.: John Parker

Recommended Actions:

1. Approve and a General Plan Amendment a General Plan Amendment for the two southwest parcels of the site abutting South La Brea Avenue to change the land use designation from General Commercial to Regional Center Commercial.
2. Approve a Vesting Zone Change from [Q]C4-2-CDO to [T][Q]C4-2D-CDO, and from [Q]C2-1 and C2-1 to [T][Q]C4-2D subject to attached conditions of approval.
3. Approve a Height District Change to add a "D" Limitation on site to permit a maximum Floor Area Ratio of 3.4:1, subject to Conditions of Approval.
4. Approve the removal of a 5-foot Building Line established by Ordinance No. 80695 along the south side of Wilshire Boulevard between La Brea Avenue and Sycamore Avenue.
5. Approve a Conditional Use for the sale and dispensing of alcoholic beverages for on-site consumption at three establishments (three restaurants with cocktail lounges), and off-site consumption at one establishment (gourmet specialty food and beverage store) in the C4 zone incident to the zone change, subject to attached conditions of approval.
6. Approve Zoning Administrators Adjustments to permit 0-foot northerly and southerly yard setbacks from an existing alley and construction within the alley prior to vacation of the alley subject to attached conditions of approval.
7. Approve Site Plan Review findings for a development of over 50 dwelling units subject to modified conditions.
8. Approve a Design Overlay Plan pursuant to the provisions of the Miracle Mile Community Design Overlay District subject to modified conditions.
9. Adopt Environmental Impact Report, ENV-2007-1604-EIR (SCH No. 2007071023) and accompanying mitigation measures and Mitigation and Reporting Monitoring Program as the environmental clearance for the proposed project.
10. 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.
11. 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

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| <p>8. CPC-2008-1467-CDO
CEQA: ENV-2009-1334-ND
Plan: Silverlake-Echo Park-Elysian Valley
PUBLIC HEARING – Completed on June 20, 2009</p> | <p>Council District: 13
Expiration Date: 9-14-09
Appeal Status: Not appealable to City Council</p> |
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Location:

Generally bounded on the north by Sunset Boulevard, on the east by Echo Park Avenue, on the south by the 101 Freeway and on the west by Bonnie Brae Street.

Proposed Project:

A Community Design Overlay District that includes Design, Rehabilitation and Development

Guidelines and Standards that will preserve neighborhood character, pedestrian orientation, and the original streetcar development pattern through site planning, building design, the preservation of architectural features and rehabilitation and landscaping.

Requested Actions:

1. Pursuant to Section 12.32(S) of the Municipal Code, the adoption of a Community Design Overlay District with corresponding design guidelines and development standards.
2. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, the adoption of Negative Declaration, No. ENV-2009-1338-ND dated 05-28-2009.

Applicant: City of Los Angeles

Recommended Actions:

1. APPROVE the staff report as the Commission Report and ADOPT attached findings;
2. ADOPT Negative Declaration No. ENV-2009-1334-ND dated May 28, 2009 (Exhibit C);
3. APPROVE the proposed Echo Park Community Design Overlay District (CDO) boundaries;
4. RECOMMEND that the City Council adopt the Ordinance establishing the boundaries as shown (Exhibit A);
5. APPROVE the proposed Echo Park Community Design Overlay District (CDO) Design Guidelines and Standards (Exhibit B).

Staff: Sergio Ibarra, (213) 978-1204

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on August 27, 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.