

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 8, 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
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner
Vacant, Commissioner

S. Gail Goldberg, Director
Vincent P. Bertoni, Deputy Director
Eva Yuan-McDaniel, Deputy Director
Jane Blumenfeld, Acting Deputy Director

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 8 and 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 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.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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-2007-5182-CU](#)
CEQA: ENV-2007-2147-EIR,
SCH No. 2007071023
Plan: Hollywood

Council District: 4 – Tom LaBonge
Expiration Date: 10-12-09
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on June 8, 2009

Location: 7300 W. HOLLYWOOD BOULEVARD, 1604-1606 N. MARTEL AVENUE, and
1627-1637 N. FULLER AVENUE

Proposed Project:

The remodel and expansion of an existing synagogue, school, on-site parking and administration facilities. The project includes the demolition of approximately 3,356 square feet of existing development and the addition of approximately 24,356 square feet of new floor area for a total development with approximately 84,797 square feet of floor area including both existing and proposed structures. Existing development on the northern portion of the site, along Hollywood Boulevard and along the northerly portions of Martel Avenue and Fuller Avenue, is to remain, with the exception of interior remodel work and the demolition of a portion of the building along Hollywood Boulevard, while new construction will generally take place on the mid and southern portions of the site. New construction will include various accessory uses to the existing synagogue, including a two (2)-story parking structure and an additional parking level above an existing parking structure. 61 new parking spaces will be provided for the new floor area, for a total of 199 parking spaces within two parking structures. The School proposes an increase in enrollment of 79 students (from 361 students to a maximum of 440 students) and would continue to serve nursery school students and students in grades Kindergarten through 6th.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of an Environmental Impact Report (EIR), ENV-2007-2147-EIR, SCH No. 2007071023, for the above referenced project. Adoption of a Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impact may remain. Adoption of the proposed Mitigation Monitoring Program and the required findings for the adoption of the EIR.
2. Pursuant to Section 12.24 U.24 of the Municipal Code, a Conditional Use to permit the expansion and continued use and operation of a private school (grades kindergarten through 6th) located on a site classified in the R3-1 and [Q]R5-1 Zones.
3. Pursuant to Section 12.24 W.9 of the Municipal Code, a Conditional Use to permit the expansion and continued use and operation of an existing synagogue/ sanctuary with accessory school uses located on a site classified in the R3-1 and [Q]R5-1 Zones.
4. Pursuant to Section 12.24 F of the Municipal Code, Modification of the height and area regulations in conjunction with the requested Conditional Uses as follows:
 - a. From Section 12.21.1 to permit a 65 foot high building (including mechanical equipment and solar panels) in lieu of the maximum 45 foot building height permitted by Section 12.21.1 and the 57 foot height permitted by Section 12.21.1 B.2 of the Municipal Code;
 - b. To permit encroachment into the 15 foot Building Line area located along the R3-1 zoned portion of the Martel Avenue street frontage (established by Ordinance No. 104,625);
 - c. To permit exit stairs to observe a minimum 9 foot-6 inch front yard setback along the [Q]R5-1 zoned portion of the Martel Avenue street frontage in lieu of the otherwise required minimum 15-foot front yard setback;
 - d. To permit encroachment into the minimum required 10-foot side yard areas, along the southerly and easterly property lines, as required in the R3-1 and [Q]R5-1 zones;
 - e. To permit an increase in height for the exit stairs encroaching in the southerly and easterly side yard to reach a maximum height of 26 feet and exit stairs encroaching in the easterly

- side yard to reach a maximum height of 28.6 feet, in lieu of the maximum 8 foot high structures otherwise allowed; and
- f. To permit over-in-height walls in the front yards, along Martel and Fuller Avenues, in the [Q]R5-1 zoned portion of the site, in lieu of the maximum 3½ foot high walls otherwise permitted.

Applicant: Thelma Samulon, Temple Isreal of Hollywood
Representative: Jessica B. Pakdaman, Craig Lawson & Co. LLC

Recommended Action:

1. Certify and Approve Environmental Impact Report No. ENV-2007-2147-EIR, State Clearing House No. 2007071023, Adopt the Statement of Overriding Considerations and adopt the Mitigation Monitoring Program.
2. Approve the requested Conditional Use for a private school use in the [Q]R5-1 and R3-1 (Multiple Dwelling) zone as requested.
3. Approve the requested Conditional Use for a synagogue/ sanctuary with accessory school uses located on a site classified in the [Q]R5-1 and R3-1 zone as requested.
4. Approve the requested Modification of the height to permit a building height of 65 feet as requested in lieu of the maximum 45 foot and 57 foot height limit which is otherwise permitted.
5. Approve the requested Modification to permit up to 10-foot encroachments into the 15 foot Building Line area located along the R3-1 zoned portion of the Martel Avenue street frontage in lieu of the 15 foot front yard which is otherwise required.
6. Approve the requested Modification to permit exit stairs to observe a minimum 9 foot-6 inch front yard setback along the [Q]R5-1 zoned portion of the Martel Avenue street frontage in lieu of the otherwise required minimum 15-foot front yard setback.
7. Approve the requested Modification to permit encroachment into the minimum required 10-foot side yard areas, along the southerly (up to 4-feet) and easterly (up to 5-feet) property lines, as required in the R3-1 and [Q]R5-1 zones.
8. Approve the requested Modification to permit an increase in height for the exit stairs encroaching in the southerly and easterly side yard to reach a maximum height of 26 feet and exit stairs encroaching in the easterly side yard to reach a maximum height of 28.6 feet, in lieu of the maximum 8 foot high structures otherwise allowed.
9. Approve the requested Modification to permit over-in-height walls of 8-feet in the front yards, along Martel and Fuller Avenues, in the [Q]R5-1 zoned portion of the site, in lieu of the maximum 3½ foot high walls otherwise permitted.
10. Adopt the attached Environmental Findings.
11. Adopt the attached Findings.
12. 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.
13. 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

5. [CPC-2006-8630-GPA-ZC-SPR](#)

CEQA: ENV-2006-7194-MND

Plan: Central City North

Council District: 9 – Jan Perry

Expiration Date: 01-06-10

Appeal Status: Appealable to City Council,
ZC appealable by applicant if disapproved in
whole or in part

PUBLIC HEARING – Completed on August 27, 2009

Location: 905-919 E. 2nd STREET

Proposed Project:

Construction of a six-story (approximately 70 feet high) mixed use project consisting of 320 residential units, five (5) commercial condominium units consisting of approximately 15,576 square feet of ground floor retail/commercial space with a maximum of 766 parking spaces (located at street level and in two levels of subterranean parking). The proposed project includes some residential units that would be built on the ground floor and some residential units that would bridge Garey Street at the third through sixth floors. The project also proposes to close off Garey Street to public vehicular traffic, creating a pedestrian-only street flanked by retail shops and residential units. The proposed project is located on a 2.9 acre irregular shaped site located on both sides of Garey Street (see attached map) and currently developed with an asphalt-paved parking lot and a 49,000 square foot industrial/ warehouse to be demolished.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources code Adopt the Mitigated Negative Declaration (MND) ENV-2006-7194-MND for the above project.
2. Pursuant to Section 11.5.8 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window 162, Geographic Area 2) to the Central City North Community Plan from Commercial Manufacturing to Regional Commercial.
3. Pursuant to Section 11.5.8 of the Municipal Code, a General Plan Amendment to the Transportation Element of the General Plan and the Central City North Community Plan, to re-designate a portion of S. Garey Street between E. 1st Street and E. 2nd Street from a Collector Street to a Local Street to permit vacation of that portion of S. Garey Street.
4. Pursuant to Section 12.32 of the Municipal Code, a Zone and Height District Change from CM-1 (Commercial Manufacturing Zone; 1.5:1 Floor Area Ratio (FAR)) to C2-2 (Commercial Zone; 6:1 FAR). [Note: The FAR is a multiplier applied to the total buildable area of a lot to determine the total permitted floor area of all buildings on a lot.]
5. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval of projects which result in an increase of 50 or more dwelling units.

Applicant: Charles Woo
Representative: Veronica Becerra, Rabuild Commercial

Recommended Action:

1. Approve and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2006-7194-MND.
2. Approve and Recommend that the City Council adopt the requested General Plan Amendment to the Central City North Community Plan from Commercial Manufacturing to Regional Commercial.
3. Approve and Recommend that the City Council adopt the requested General Plan Amendment to the Transportation Element of the General Plan and the Central City North Community Plan,

- to re-designate a portion of S. Garey Street between E. First Street and E. Second Street from a Collector Street to a Local Street to permit vacation of that portion of S. Garey Street.
4. Disapprove the requested Zone and Height District Change from CM-1 (Commercial Manufacturing Zone; 1.5:1 Floor Area Ratio (FAR)) to C2-2 (Commercial Zone; 6:1 FAR) as filed.
 5. Approve and Recommend that the City Council Adopt a Zone and Height District Change from CM-1 (Commercial Manufacturing Zone; 1.5:1 Floor Area Ratio (FAR)) to (T)(Q)C2-2D (Commercial Zone; 3.5:1 FAR) subject to the attached Conditions of Approval for the subject site only.
 6. Approve the recommended Site Plan Review findings for projects which result in an increase of 50 or more dwelling units the subject site.
 7. Adopt the attached Findings.
 8. Advise the Bureau of Engineering of the required conditions of approval of the vacation of the portion of S. Garey Street from E. First Street to E. Second Street.
 9. 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 pages.
 10. 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.
 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 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-2006-8689-GPA-ZC-HD-CU-ZAA-SPR](#)
CEQA: ENV-2006-2711-MND
Plan: Wilshire

Council District: 10 – Herb Wesson
Expiration Date: 01-06-10
Appeal Status: Appealable to City Council,
ZC and HD appealable by applicant if
disapproved in whole or in part

PUBLIC HEARING – Completed on August 7, 2009

Location: 805-833 S. CATALINA STREET and 806-836 S. KENMORE AVENUE and ADD AREA: 800 S. KENMORE AVENUE and 3130 W. 8th STREET (two parcels north of the proposed project site)

Proposed Project:

805-833 S. Catalina Street and 806-836 S. Kenmore Avenue:

Demolition of existing residential buildings containing 68 residential units, existing commercial buildings and associated parking, and construction of a new 35-story mixed use building with 270 residential units and 3,600 square feet of commercial/retail space on an approximately 56,656 square foot site (see attached map). The project, as proposed, will contain a mixture of 1-, 2-, 3-, and 4-bedroom units, and will provide approximately 663 parking spaces in two subterranean and six above grade parking levels (a helipad to be located on the roof to allow for emergency only helicopter access).

ADD AREAS: No project is proposed.

Requested Action:

805-833 S. Catalina Street and 806-836 S. Kenmore Avenue and ADD AREA 800 S. Kenmore Avenue and 3130 W. 8th Street:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 162, Geographic Area 2) to the Wilshire Community Plan from Neighborhood Commercial and High Medium Residential to Regional Commercial.

805-833 S. Catalina Street and 806-836 S. Kenmore Avenue only:

2. Pursuant to Section 12.32 of the Municipal Code, a Zone/Height District Change from C2-1 (Commercial Zone) and R4-2 (Multiple Dwelling Zone, one unit for each 400 square feet of lot area) to R5-2 (Multiple Dwelling Zone, one unit for each 200 square feet of lot area).
3. Pursuant to Section 12.24 W 15 of the Municipal Code, a Conditional use for a development combining residential and commercial uses in the R5 zone when located in a redevelopment project area.
4. Pursuant to Section 12.28 of the Municipal Code Adjustments to Section 12.12.C as follows:
 - a. to permit an 11 foot setback along Catalina Street in lieu of the minimum 15 foot setback otherwise required; and
 - b. to permit a 15 ½ foot setback along the northerly portion of the property parallel to 8th Street in lieu of the minimum 16 foot setback otherwise required.
5. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review approval for a development project which will result in an increase of 50 or more dwelling units.
6. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) and required Findings for the above referenced project.

Applicant: Mike Hakim, Colony Holdings, LLC
Representative: Armen Ross, Grumpy Old Men Co.

Recommended Action

1. Disapprove the requested General Plan Amendment to the Wilshire Community Plan from Neighborhood Commercial and Medium Density Residential to Regional Commercial.
2. Disapprove a Zone Change from C2-1 and R4-2 to R5-2.
3. Disapprove an Adjustment to permit an 11 foot setback along Catalina Street in lieu of the minimum 15 foot setback otherwise required and an Adjustment to permit a 15 ½ foot setback along the northerly portion of the property parallel to 8th Street in lieu of the minimum 16 foot setback otherwise required.
4. Disapprove a Conditional use for a development combining residential and commercial uses in the R5 zone when located in a redevelopment project area.
5. Disapprove a Site Plan Review approval for a development project which will result in an increase of 50 or more dwelling units.
6. Do not Adopt Mitigated Negative Declaration No. ENV-2006-7211-MND.
7. Adopt the attached Findings.
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: Lynda Smith, (213) 978-1170

7. **CPC-2008-4001-ZC-HD-CUB-CUX-ZAA-SPR**

CEQA: ENV-2008-4002-MND

Plan: Hollywood

Council District: 13 – Eric Garcetti

Expiration Date: 11-02-09

Appeal Status: Appealable to City Council ZC and HD appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on August 14, 2009

Location: 6381-6385 W. HOLLYWOOD BOULEVARD, 1708-1720 N. CAHUENGA BOULEVARD

Proposed Project:

Adaptive Reuse of a historic bank building into an 80-room hotel, restaurant, lobby bar, night club and lounge, health spa, and rooftop bar and pool area. The demolition of the existing one-story structure to the north and construction of a parking structure to include ground floor retail, hotel offices, service areas, and 120 parking spaces.

Requested Action:

1. Pursuant to LAMC Section 12.32-F&G, a Zone Change and Height District Change, , from C4-2D-SN to [T][Q]C4-2D-SN and, pursuant to LAMC Section 12.32-A, to remove the “D” Limitation established under Ordinance No. 165,659 and to allow an floor area ratio of 4.5:1;
2. Pursuant to LAMC Section 12.24-W.1, a Conditional Use Permit for the sale and dispensing of alcoholic beverages for on-site consumption in the C4 Zone incident to the operation of a multiple-use hotel including a restaurant, nightclub, lounge, and hotel room service;
3. Pursuant to LAMC Section 12.24-W.18, a Conditional Use Permit for entertainment use of a night club with a dance floor and live entertainment in the C4 Zone for hotel and non-hotel patrons;
4. Pursuant to LAMC Section 12.28-A, a Zoning Administrator’s Adjustment to allow zero yard setbacks for the hotel parking, office and service uses on the subterranean level and above-ground levels of the parking structure;
5. Pursuant to LAMC Section 16.05-D.2, Site Plan Review; and
6. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt ENV-2008-4002-MND, Mitigated Negative Declaration for the project.

Applicant: SPBB, LLC; David Morgan

Representative: Sheri L. Bonstelle; Jeffer, Mangels, Butler & Marmaro, LLP

Recommended Action:

1. Approve and Recommend that the City Council adopt a Zone/Height District Change from C4-2D SN to [T][Q]C4-2D-SN and remove the “D” Limitation established under Ordinance No. 165,659 subject to the attached Conditions of Approval;
2. Approve Conditional Use to permit the sale and dispensing of alcoholic beverages for on-site consumption in the C4 Zone, subject to the attached Conditions of Approval;
3. Approve Conditional Use to permit entertainment uses for hotel and non-hotel patrons, subject to the attached Conditions of Approval;
4. Approve a Zoning Administrator’s Adjustment to allow zero yard setbacks for the hotel parking, office and service uses on the subterranean level and above-ground levels of the parking structure;
5. Approve Site Plan Review findings for the project;
6. Adopt ENV-2008-4002-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

8. **CPC-2008-552-GPA-ZC-HD-BL-CU**

CEQA: Los Angeles Harbor Department EIR for
Berths 136-147, SCH. 2003104005
Plan: Wilmington-Harbor City

Council District: 15 – Janice Hahn
Expiration Date: 10-13-09
Appeal Status: Appealable to City
Council

PUBLIC HEARING

Location: Area generally bounded by C STREET, LAGOON AVENUE, HARRY BRIDGES BOULEVARD, and FIGUEROA STREET, excluding properties at 502-512 and 1130-1132 West C STREET, 212-220 North HAWAIIAN AVENUE, and 231-239 North LAGOON AVENUE

Proposed Project:

The construction, use and maintenance of 27-acre public open space and recreational area, to include landscaped open space, playgrounds, fountains, an amphitheater, pedestrian walkways, pedestrian bridges, picnic groves, restrooms and utility rooms, two parking lots containing 106 on-site parking spaces, and overflow parking with reinforced turf.

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 Light and Limited Manufacturing to Open Space;
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Wilmington-Harbor City Community Plan and the Circulation Element of the General Plan to change the designation of Wilmington Boulevard and Neptune Avenue from C Street to Harry Bridges Boulevard from Secondary Highway and Collector Street respectively to Local Streets;
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from M2, M1 and [Q]M1 (Light and Limited Manufacturing Zone) to OS (Open Space Zone);
4. Pursuant to Section 12.32 of the Municipal Code, a Height District Change from HD-1VL to HD-1;
5. Pursuant to Section 12.32 R of the Municipal Code, a Building Line Removal to remove Building Line on east and west sides of Wilmington Boulevard (Ord. 73072);
6. Pursuant to Section 12.24 U 19(a) of the Municipal Code, a Conditional Use Permit to allow two pavilion buildings containing restrooms, storage and utility rooms, pedestrian walkways, pedestrian bridges, plazas, fountains, picnic groves, an amphitheater, adventure playground, seating court, an artificial turf field, two parking lots containing 106 on-site parking spaces, and overflow parking with reinforced turf, in the OS (Open Space) Zone.
7. Pursuant to the California Environmental Quality Act of 1970 and the City’s CEQA Guidelines, review, consider and find that the information contained in the Draft and Final Environmental Impact Report for Berths 136-147 Container Terminal (SCH. 2003104005) is adequate for the City

Planning Commission to act on CPC 2008-552-GPA-ZC-HD-BL-CU, and approve the Statement of Overriding Considerations.

Applicant: City of Los Angeles, Harbor Department
Representative: Joel Miller, PSOMAS

Recommended Action:

1. Disapprove the request as filed, and revise the project area to exclude Lots 24-27, Tract 3083 (225-233 North King Avenue).
2. Approve and Recommend that the City Council adopt a General Plan Amendment to the Wilmington-Harbor City Community Plan from Light and Limited Industrial to Open Space for the revised project area, which excludes Lots 24-27, Tract 3083 (225-233 North King Avenue).
3. Approve and Recommend that the City Council adopt a General Plan Amendment to the Wilmington-Harbor City Community Plan and the Circulation Element of the General Plan to change the designation of Wilmington Boulevard and Neptune Avenue from C Street to Harry Bridges Boulevard from Secondary Highway and Collector Street respectively to Local Streets.
4. Approve and Recommend that the City Council adopt a Zone Change from M2, M1 and [Q]M1 (Light and Limited Manufacturing Zone) to OS (Open Space Zone) for the revised project area, which excludes Lots 24-27, Tract 3083 (225-233 North King Avenue).
5. Approve and Recommend that the City Council adopt a Height District Change from HD-1VL to HD-1 for the revised project area, which excludes Lots 24-27, Tract 3083 (225-233 North King Avenue).
6. Approve and Recommend that the City Council adopt a Building Line Removal to remove Building Line on east and west sides of Wilmington Boulevard (Ord. 73072).
7. Approve and Recommend that the City Council adopt a Conditional Use Permit to allow two pavilion buildings containing restrooms, storage and utility rooms, pedestrian walkways, pedestrian bridges, plazas, fountains, picnic groves, an amphitheater, adventure playground, seating court, an artificial turf field, two parking lots containing 106 on-site parking spaces, and overflow parking with reinforced turf, in the OS (Open Space) Zone.
8. Review and Consider the information contained in the CERTIFIED Draft and Final Environmental Impact Report for the Berths 136-147 Container Terminal Project (SCH. 2003104005), including the Mitigation Measures, Mitigation Monitoring and Reporting Program, and the Statement of Overriding Considerations.
9. Adopt the attached Findings.
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 any 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 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: Jeff Pool, (213) 978-1165

9. [CPC-2009-2487-GPA-ZC](#)
CEQA: ENV- 2009-2488-ND
Plan: West Los Angeles

Council District: 5 – Paul Koretz
Expiration Date: 11-16-09
Appeal Status: N/A

PUBLIC HEARING

Location: 10433 W. NATIONAL BOULEVARD

Proposed Project:

No physical construction or change of use is proposed. A correction to the Zoning and General Plan Land Use Designation is requested to reflect the current and historic use of the site as a retail center.

Requested Action:

1. Pursuant to Section 11.5.6.B of the Municipal Code, a General Plan Amendment to the West Los Angeles Community Plan from Medium Density Residential and Neighborhood Commercial to Neighborhood Commercial.
2. Pursuant to Section 12.32.B of the Municipal Code, a Zone Change from R3-1 (Multiple Dwelling Zone) to C2-1 (Commercial Zone).
3. Pursuant to Section 21082.1(c)(3) of the State Public Resources Code, adoption of a Negative Declaration ENV-2009-2488-ND for the above referenced project. The commission will also consider for adoption the required findings for the Negative Declaration setting forth that no significant impacts from the proposed project are anticipated.

Applicant: City of Los Angeles

Recommended Action:

1. Approve and Recommend that the City Council Adopt the requested Amendment to the West Los Angeles Community Plan from Medium Density Residential and Neighborhood Commercial to Neighborhood Commercial.
2. Approve Negative Declaration No. ENV-2009-2488-ND and the associated Findings.
3. Adopt the attached Findings.

Staff: Christopher Koontz (213) 978-1193

The next regular meeting of the City Planning Commission will be held after
8:30 a.m. on Thursday, October 22, 2009
Van Nuys City Hall
14410 Sylvan Street, 2nd Floor
Van Nuys, CA 91401

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