

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 10, 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

CORRECTED AGENDA (ITEM 5 Applicant*)

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4.

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
- C. Minutes of Meeting – November 12, 2009 (Regular and Joint sessions)

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. **VTT-65583-CN-DB-1A**

CEQA: ENV-2006-10262-MND-REC2

Plan: Hollywood

Council District: 13 – Eric Garcetti

Expiration Date: 12-10-09

Appeal Status: Further appealable to City Council

PUBLIC HEARING – Continued from November 12, 2009

Location: 6527-6531 LELAND WAY

Proposed Project:

A Vesting Tentative Tract for a 1-lot subdivision for 11 residential condominiums (including 3 density bonus units) with 29 parking spaces, with incentives for providing one affordable unit, an increase in height to 36 feet in-lieu-of the required 30 feet, and a 12-foot front yard setback in-lieu-of the required 15 feet.

Requested Action:

1. Appeal from part of the decision of the Advisory Agency denying the density bonus incentive for an increase in height to 36 feet in-lieu-of the required 30 feet; and
2. Consider Mitigated Negative Declaration ENV-2006-10262-MND.

Applicant: Leland Condominiums, LLC
Representative: Isabel Birrueta

Appellant: Same

Recommended Action:

1. Grant Appeal and amend Condition No. 9.c.2. and Finding (b) (Subdivision Map Act).
2. Sustain the action of the Deputy Advisory Agency in approving VTT-65583-CN-DB.
3. Modify Vesting Tentative Tract Conditions of Approval.
4. Modify Vesting Tentative Tract Findings (Subdivision Map Act).
5. Adopt Mitigated Negative Declaration ENV-2006-10262-MND.

Staff: Michael Young (213) 978- 1352

5. **CPC-2009-2949-HD**

CEQA: ENV-2009-2950-ND

Plan: Hollywood

Council District: 4 – Tom La Bonge

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING – Completed on October 28, 2009

Location: The project area is generally bounded by: Griffith Park on the north; Griffith Park, Fern Dell Drive, Tryon Drive, and Live Oak Drive on the east; Franklin Avenue and Foothill Drive on the south; Canyon Drive on the west including properties west of Canyon Drive north of Argosy Way

Proposed Project:

The project involves a height district change of approximately 1,200 parcels within the Oaks Neighborhood Study area. The height district change involves the addition of “D” Development Limitations to the existing zones, and would maintain the existing General Plan/Community Plan land use designations of Very Low II Residential, Low Residential I, and Low II Residential. The purpose of

the project is to protect the hillside neighborhood character from out of scale development and preserve the neighborhood's sensitive hillside environment. The height district change would effectuate these goals through regulations including floor area, lot coverage and height.

Requested Action:

1. Pursuant to Section 12.32 of the Municipal Code, the adoption of "D" Development Limitations.
2. Adoption of a Negative Declaration for the above referenced project.

Applicant: *City of Los Angeles**

Recommended Action:

1. Approve and Recommend that the City Council Adopt the requested "D" Development Limitations, as modified and subject to the review of the City Attorney as to form and legality.
2. Adopt the attached findings, including the related environmental finding that Negative Declaration prepared for this action, ENV-2009-2950-ND, is adequate environmental clearance for the subject request.

Staff: Jon Tanury, (213) 978-1214

6. [CPC-2007-9911-GPA-VZC-HD-CUB-CUX-VCU-SPR-DA](#)

CEQA: ENV-2007-819-EIR;
SCH No. 2007041112
Plan: Hollywood

Council District: 13 – Eric Garcetti
Expiration Date: 12-10-09
Appeal Status: Appealable to City Council,
VZC/HD appealable by applicant if
disapproved in whole or in part

PUBLIC HEARING – Completed on September 16, 2009

Location: 6101-6125 W. SUNSET BOULEVARD, 6100-6134 W. SELMA AVENUE,
1521-1581 N. GOWER STREET and 1526-1546 N. EL CENTRO AVENUE

Proposed Project:

The development of an approximately 875,410 square-foot (4.29:1 floor area ratio) mixed use development comprised of 1) the demolition of a two-story, 30,723 square-foot studio building, 2) the rehabilitation of 105,510 square feet of the existing 136,233 square foot Columbia Square Complex (3 historic buildings) to the Secretary of Interior Standards to provide for approximately 91,110 square feet of rehabilitated office uses and 14,400 square feet of rehabilitated retail space, 3) construction of a new approximately 315-foot 4-inch tall (to the tallest habitable floor), 28-story residential building comprised of 189 condominiums and 11 townhomes (townhomes would be located in the northern portion of the project site along Gower Street) for a total of 293,000 square feet in residential uses, 125 hotel rooms and retail and restaurant/bar uses, 4) construction of a new approximately 246 foot tall (to the tallest habitable floor), 17-story office building comprised of approximately 351,500 square feet of new office use, in addition to retail, restaurant/bar use, and 5) the construction of a parking facility with up to three subterranean levels and six at and above grade levels with at least 1,770 parking stalls.

Requested Action:

1. Pursuant to LAMC Section 11.5.6, a General Plan Amendment to the Hollywood Community Plan to change the land use designation from Commercial Manufacturing to Regional Center Commercial;
2. Pursuant to LAMC Section 12.32.F and 12.32.Q, a Vesting Zone Change and Height District Change from [Q]C4-1VL-SN to (T)(Q)C4-2-SN. Changing the Height District from 1VL to 2

- which permits a floor area ratio (FAR) of 6:1 and unlimited height in lieu of an FAR of 1.5:1 and a 3-story or 45-foot height limit currently permitted;
3. Pursuant to LAMC Section 12.24.W.1, a Conditional Use to permit the on-site and off-site sales and consumption of a full line of alcoholic beverages for nine establishments, including eight establishments that will offer on-site sales and consumption of a full-line of alcoholic beverages, and one for off-site consumption in the C4 Zone incident to the zone change.
 4. Pursuant to LAMC Section 12.24.W.18, a Conditional Use to permit live entertainment and dancing at three venues;
 5. Pursuant to LAMC Section 12.24.U.15, a Vesting Conditional Use to permit a motion picture/television studio use and related incidental uses in the C4 Zone incident to the zone change;
 6. Pursuant to LAMC Section 12.24.W.24, a Vesting Conditional Use to permit a hotel within 500 feet of an R Zone;
 7. Pursuant to LAMC Section 16.05, Site Plan Review Findings for a development which creates 50,000 square feet or more of nonresidential floor area, 50 or more dwelling units, and creates a change of use that results in a net increase of 1,000 or more average daily vehicle trips;
 8. Pursuant to Section 65864 of the State Government Code and the City Implementing Procedures, a Development Agreement for a term of 15 years for the entire site.
 9. Pursuant to LAMC Section 12.24.J.1, City Planning Commission approval to extend the time up to 10 years for which the conditional use entitlements granted may be utilized.
 11. Pursuant to Article 7 of the California Environmental Quality Act (CEQA), and the City CEQA Guidelines, adoption of environmental case, ENV-2007-819-EIR including accompanying mitigation measures, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations as the environmental clearance for the project.

Applicant: PDD Gower I, LLC
Mitchell Menzer and Edgar Khalatian, Paul Hastings Janosfsky & Walker, LLC

Recommended Action:

1. Approve and recommend that the City Council adopt a General Plan Amendment to the Hollywood Community Plan to change the land use designation from Commercial Manufacturing to Regional Center Commercial;
2. Approve and recommend that the City Council adopt a Vesting Zone Change and Height District Change from [Q]C4-1VL-SN to (T)(Q)C4-2-SN. Changing the Height District from 1VL to 2 which permits a floor area ratio (FAR) of 6:1 and unlimited height in lieu of an FAR of 1.5:1 and a 3-story or 45-foot height limit currently permitted;
3. Approve a Conditional Use to permit the on- and off-site sales, dispensing and consumption of a full line of alcoholic beverages nine establishments, including eight establishments that will offer on-site sales and consumption of a full-line of alcoholic beverages, and one for off-site consumption in the C4 Zone incident to the zone change;
4. Approve a Conditional Use to permit live entertainment and dancing at three venues;
5. Pursuant to LAMC Section 12.24.U.15, a Vesting Conditional Use to permit a motion picture/television studio use and related incidental uses in the C4 zone;
6. Approve a Vesting Conditional Use to permit a hotel within 500 feet of an R Zone;
7. Pursuant to LAMC Section 16.05, Site Plan Review Findings for a development which creates 50,000 square feet or more of nonresidential floor area, 50 or more dwelling units, and creates a change of use that results in a net increase of 1,000 or more average daily vehicle trips;
8. Recommend that the City Council approve a Development Agreement pursuant to Section 65864 of the State Government Code and the City Implementing Procedures with a term of 15 years for the entire site.
9. Approve an extension of up to 10 years for which the conditional use entitlements granted may be utilized.

10. Adopt the Columbia Square Project Environmental Impact Report, Case No. ENV-2007-819-EIR (State Clearinghouse No. 2007041112) and accompanying mitigation measures, a Mitigation Monitoring and Reporting Program, and Statement of Overriding Consideration as the environmental clearance for the project.
11. 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.
12. 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.
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 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

7. VTT-60110-REC-1A

Related Case: CPC-2003-5865-ZC-GPA-SPA-DA
 CEQA: ENV-2002-6129-EIR
 Plan: Westchester-Playa Del Rey

Council District: 11 – Bill Rosendahl
 Expiration Date: 1-04-10
 Appeal Status: Appealable to City Council,
 ZC appealable by applicant if disapproved in
 whole or in part

PUBLIC HEARING – Completed on October 14, 2009

Location: 12200 W. JEFFERSON BOULEVARD

(The area generally bounded by: Playa Vista First Phase Project to the east and west, Jefferson Boulevard to the north and the Westchester Bluffs to the south.)

Proposed Project:

A Vesting Tentative Tract Map for the Village at Playa Vista project to create 76 lots, including five with parks and open spaces. The Village at Playa Vista is the second phase of the Playa Vista project and consists of 2,600 dwelling units, 175,000 square feet of community serving uses on a 111 acre site, that also includes an equivalency program that would allow a maximum of 125, 000 square feet of office development to be exchanged for up to 56,832 square feet of retail uses or up to 200 assisted living units, or a combination thereof. Also included with this project are 11.4 acres of parks, 1.0 acre of on-site bicycle lanes, 0.4 acre of passive open space, and a 6.7-acre riparian corridor and restoration of 5.0 acres of the adjoining portion of the Westchester Bluffs.

Requested Action:

1. An appeal of the decision by the Deputy Advisory Agency in approving Vesting Tentative Tract No. 60110-REC.
2. Consideration of the Final Environmental Impact Report, which includes the RS-DEIR, Final RS-EIR and the portions of the Original Final EIR that have not been superseded by the RS-DEIR and Final RS-EIR (No. ENV-2002-6129-EIR).

Applicant: Playa Capital Company LLC, J. Marc Huffman

Appellant: Rex Frankel

Recommended Action:

1. That the decision of the Deputy Advisory Agency be sustained and the appeal be denied.
2. Pursuant to the California Environmental Quality Act (CEQA), Certify as complete the Final Environmental Impact Report, which includes the RS-DEIR, Final RS-EIR and the portions of the Original Final EIR that have not been superseded by the RS-DEIR and Final RS-EIR (No. ENV-2002-6129-EIR) and transmit to the City Council for consideration and appropriate action.
3. Adopt the Findings of the Deputy Advisory Agency.

Staff: Gordon Hamilton (213) 978-1470

8. **CPC-2003-5865-ZC-GPA-SPA-DA**

Related Case: VTT-60110-REC-1A

CEQA: ENV-2002-6129-EIR

Plan: Westchester-Playa Del Rey

Council District: 11 – Bill Rosendahl

Expiration Date: To be determined

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

PUBLIC HEARING – Completed on October 14, 2009

Location: 12200 W. JEFFERSON BOULEVARD

(The area generally bounded by: Playa Vista First Phase Project to the east and west, Jefferson Boulevard to the north and the Westchester Bluffs to the south.)

Proposed Project:

The Village at Playa Vista (Proposed Project) is the second phase of a two-phase mixed-use development project. The Village at Playa Vista consists of the following two components: (1) a mixed-use community (Urban Development Component) and (2) a Riparian Corridor and restoration and maintenance of a portion of the Westchester Bluffs adjacent to the Riparian Corridor (Habitat Creation/Restoration Component). The Urban Development Component will be developed on an approximately 99.3-acre site which will include 2,600 dwelling units, 175,000 square feet of office space, 150,000 square feet of retail space and 40,000 square feet of community serving uses. The Proposed Project also proposes an Equivalency Program that will allow flexibility to exchange a maximum of 125,000 square feet of office development for up to 56,832 square feet of retail uses or up to 200 assisted living units, or a combination thereof. A total of 11.4 acres of parks, 1.0 acre of on-site bicycle lanes and 0.4 acre of passive open space is also proposed for the Urban Development Component. The Habitat Creation/Restoration Component includes a total of 11.7 acres, of which the Riparian Corridor involves approximately 6.7 acres, with the restoration of the adjoining portion of the Westchester Bluffs occurring over the remaining 5 acres. The Proposed Project requires a General Plan Amendment, a Zone Change, a Specific Plan Amendment, a Development Agreement, and a tract map in a concurrent case.

This action was originally approved by the City in 2004; however, in May 2008, in the consolidated cases of *City of Santa Monica v. City of Los Angeles* and *Ballona Ecosystem Education Project v. City of Los Angeles*, the Los Angeles Superior Court issued a writ of mandate that ordered the City to vacate the approved actions, in response to the September 2007 Court of Appeal ruling which found that the Final Environmental Impact Report (dated April 2004) (Original FEIR) contained legal

deficiencies with respect to certain analyses of the Proposed Project's land use impacts, archaeological resources, and wastewater impacts. The City is now reconsidering the previously vacated actions and certification of the Complete Final Environmental Impact Report (Complete FEIR), which includes the Recirculated Sections of the Draft EIR (dated January 2009) (RS-DEIR), Final Recirculated Sections of the EIR (dated 2009) (Final RS-EIR), and the portions of the Original FEIR (which includes the 2003 Draft EIR (Original DEIR)) that have not been superseded by the RS-DEIR and Final RS-EIR.

Requested Action:

1. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Westchester-Playa del Rey Community Plan within the proposed Specific Plan boundaries to change the land use from Light/Limited Industrial, High/Medium Density Residential and Regional Mixed Use Commercial to Community Commercial and High/Medium Density Residential.
2. Pursuant to procedures set forth in Section 12.32 of the Municipal Code, a Zone Change within the proposed Specific Plan boundaries from M(PV), R4(PV) and C2(PV) to C2 (PV) and R4(PV).
3. Pursuant to procedures set forth in Section 11.5.7 G of the Municipal Code, Specific Plan Amendments to the text of the Playa Vista Area D Specific Plan (Ordinance No. 160,523).
4. Pursuant to Section 65867.5 of the Government Code and City implementing procedures, approve the Development Agreement between the City of Los Angeles and Playa Capital Company LLC.
5. Pursuant to the California Environmental Quality Act (CEQA), Certify as complete the Final Environmental Impact Report, which includes the RS-DEIR, Final RS-EIR and the portions of the Original Final EIR that have not been superseded by the RS-DEIR and Final RS-EIR (No. ENV-2002-6129-EIR) and transmit to the City Council for consideration and appropriate action.

Applicant: Playa Capital Company LLC, J. Marc Huffman

Recommended Action:

1. Adopt the Staff Report as the Commission's Report on the matter.
2. Approve and Recommend that the Mayor and City Council Adopt the Resolution amending the Westchester-Playa del Rey Community Plan.
3. Approve and recommend that the City Council approve the Zone Changes for the second phase area.
4. Approve and Recommend that the City Council approve the Playa Vista Area D Specific Plan Amendments.
5. Approve and recommend that the City Council adopt the Development Agreement between the City of Los Angeles and the Playa Capital Company LLC.
6. Approve and recommend that the City Council approve the ordinance executing the Development Agreement between the City of Los Angeles and the Playa Capital Company.
7. Certify that it has reviewed and considered the information contained in the Complete Final Environmental Impact Report, which includes the RS-DEIR, Final RS-EIR, and the portions of the Original Final EIR that have not been superseded by the RS-DEIR and Final RS-EIR (No. ENV-2002-6129-EIR) and transmit to the City Council for consideration and appropriate action.
8. Adopt and recommend that the City Council adopt the California Environmental Quality Act Findings and the Statement of Overriding Considerations.
9. Adopt and recommend that pursuant to Section 21081.6 of the California State Resources Code the City Council adopt the Mitigation Monitoring and Reporting Program for this Project.

Adopt the attached Findings for the City Charter, the Community Plan amendment, the Specific Plan Amendments and the Development Agreement.

Staff: Gordon Hamilton (213) 978-1470

The next regular meeting of the City Planning Commission will be held after

8:30 a.m. on Thursday, December 17, 2009

**Van Nuys City Hall
14410 Sylvan Street 2nd Floor
Los Angeles, CA 91401**

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.