

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 8, 2010, 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
Eric Holoman, Commissioner
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, 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) 4 and 8.

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. **VTT-67745-DB-M1-1A**
CEQA: ENV-2009-3403-MND
Plan Area: Hollywood

Council Districts: 13 - Garcetti
Expiration Date: 4-23-10
Appeal Status: Not further
appealable

PUBLIC HEARING

Location: 1254-1258 N. GOWER STREET and 6080 W. FOUNTAIN AVENUE

Proposed Project:

A Tract Map Modification for a new 22-unit residential condominium in lieu of a previously approved 12-unit residential condominium in the R3-1 Zone in the Hollywood Community Plan area. The applicant proposed a 15% set aside for Very Low Income units in exchange for a 35% Density Bonus and three "On-Menu" incentives.

Requested Actions:

An appeal of the Deputy Advisory Agency's approval of the Density Bonus Housing Incentives and certification of the project's Mitigated Negative Declaration No. ENV-2009-3403-MND.

Applicant: West Coast Legacy, LLC
Representative: Craig Lawson and Co., LLC
Appellant: Theresa Horvath

Recommended Actions:

1. Deny the appeal.
2. Sustain the February 5, 2010 decision of the Deputy Advisory Agency's approval of the Density Bonus Housing Incentives and certification of the project's Mitigated Negative Declaration No. ENV-2009-3403-MND.

Staff: Luciralia Ibarra (213) 978-1394

5. **CPC-2009-2450-CU**
CEQA: ENV-2009-2451-MND
Plan Area: Northeast

Council District: 1 - Reyes
Expiration Date: To be determined
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on January 29, 2010

Location: 2709 E. MEDIA CENTER DRIVE

Proposed Project:

Change of use of an existing 2-story, 45,627 square foot warehouse/high-tech office building to a private school (kindergarten through 6th grade) specializing in an arts-integrated, project-based curriculum. Proposed hours of operation would be from 8:00 a.m. to 5:00 p.m. with class instruction from 8:00 a.m. to 3:15 p.m. Monday through Friday and with small group instruction twice a month on Saturday between 8:00 a.m. to 1:00 p.m. Teacher preparations, normal activities may occur beyond the hours set forth above. A maximum of 12 special after-school or weekend events occurring between 9 a.m. and 9:30 p.m. are proposed. The proposed project is located on an approximately 167,322 square foot irregularly shaped site classified in the [Q] M2-1-CDO and [Q] M1-1-CDO (Industrial with Design Overlay) Zones.

Requested Actions:

1. Pursuant to Section 12.24 U.24 and 12.24 T, a Vesting Conditional Use to permit a change of use from a warehouse/office building to a private elementary school located on a property classified in the [Q] M1-1-CDO and [Q] M2-1-CDO Zones.
2. Consideration of Mitigated Negative Declaration No. ENV-2009-2451-MND.

Applicant: Los Feliz Charter School for the Arts Board of Directors
Rep.: Veronica Becerra, Rabuild Commercial

Recommended Actions:

1. Approve the requested Vesting Conditional Use for a charter school use serving grades K through 6th in the [Q] M1-1-CDO and [Q] M2-1-CDO (Industrial with Design Overlay) zones as requested.
2. Adopt Mitigated Negative Declaration No. 2009-2451-MND.
3. Adopt the attached Findings.
4. 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.
5. 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: Jose Carlos Romero (213) 978-1180

6. [CPC-2007-4661-CU](#) Council District: 10 - Wesson
CEQA: ENV-2007-4662-MND Expiration Date: 4-08-10
Plan Area: West Adams-Baldwin Hills- Appeal Status: Appealable to City
Leimert Park Council.

PUBLIC HEARING - Completed on January 27, 2010

Location: 3650-3670 S. CRENSHAW BOULEVARD

Proposed Project:

Construction of a new, approximately 296,567-square-foot retail shopping center ("District Square") consisting of two two-story commercial buildings having a maximum height of 45 feet, and a total of 998 on-site parking spaces between on-grade and rooftop parking areas, on an approximately 6.5-acre (283,140-square-foot) parcel in the [Q]C2-1 Zones. The existing commercial improvements on the property, totaling approximately 85,100 square feet and a 406-stall on-grade parking lot, will be demolished and portions of the property fronting Crenshaw Boulevard will be dedicated and improved to widen the roadway, while public right vacations are proposed for Rodeo Place and an alley west of Norton Avenue.

Requested Actions:

1. Pursuant to Section 12.24-U,14, a Conditional Use for a Major Commercial Development consisting of a 2-story, 45 feet in height, an approximate 296,567-square-foot new commercial retail space on a 6.5-acre site;

2. Pursuant to Section 12.24-W, 1, a Conditional Use for the sale and dispensing of a full-line of alcohol beverages for off-site consumption in conjunction with a supermarket, pharmacy, and a retail use;
3. Pursuant to Section 12.24-W, 1, a Conditional use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development;
4. Pursuant to Section 12.24-W, 27, a Conditional Use to allow a 45 feet building height within the first 49 feet setback distance from an adjoining "R" Zone lot, in lieu of the maximum 25 feet otherwise permitted pursuant to Section 12.21.1-A.10 of the Los Angeles Municipal Code (transitional height regulations); and
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt Mitigated Negative Declaration No. ENV-2007-4662-MND for the above referenced project.

Applicant: M and A Gabee, Inc.
Representative: Milan Garrison, MG Resolutions

Recommended Actions:

1. Approve a Conditional Use for a Major Commercial Development consisting of a 2-story, 45 feet in height, approximately 296,567-square-foot new commercial retail space on a 6.5-acre site.
2. Approve a Conditional Use for three (3) establishments for the sale and dispensing of a full-line of alcohol beverages for off-site consumption in conjunction with a supermarket, a pharmacy, and a retail use.
3. Disapprove a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with two sit-down type restaurant facilities within the shopping center development.
4. Disapprove a Conditional Use to allow a 45 feet building height within the first 49 feet of setback distant from an adjoining "R" Zone lot, in lieu of the 25 feet and 33 feet otherwise permitted pursuant to Section 12.21.1-A.10 of the Los Angeles Municipal Code (transitional height regulations).
5. Adopt the attached findings.
6. Adopt Mitigated Negative Declaration No. ENV-2007-4662-MND.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City Shall monitor or require evidence that any 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.
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 not required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Theodore Irving (213) 978-1366

7. **VTT-70871-1A**
CEQA: ENV-2008-0517-MND
Plan Area: Silver Lake-Echo Park-
Elysian Valley

Council District: 4 - LaBonge
Expiration Date: 4-08-10
Appeal Status: Further
appealable to City Council

PUBLIC HEARING

Location: 2600-2750 RIVERSIDE DRIVE

Proposed Project:
A Vesting Tentative Tract Map 70871 for the construction, use and maintenance of a new 4-story, 120-unit condominium development with 270 parking spaces including 30 guest parking spaces on the 252,454 net square feet easterly portion of the 432,634 square feet site in the RD2-1VL Zone and a request for a haul route approval. Also, a Zoning Administrator's Adjustment request for a deviation of not greater than 20% of the total lot area requirement.

Requested Actions:
1. An appeal of the Deputy Advisory Agency's decision approving Vesting Tentative Tract Map No. 70871.
2. Consideration of the environmental clearance Mitigated Negative Declaration No. ENV-2008-0517-MND.

Applicant: Sam Menlo and Menlo Trust
Representative: Jim Ries, Craig Lawson and Co., LLC

Recommended Actions:
1. Deny the appeal.
2. Sustain the decision of the Deputy Advisory Agency.
3. Adopt Mitigated Negative Declaration No. ENV-2008-0517-MND.

Staff: Theodore Irving (213) 978-1366

8. **ENV-2009-3345-EIR**
CEQA: SCH No. 2009101091
Plan Area: Central City North

Council Districts: 9 – Perry
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: 200 N. ALAMEDA STREET, the northeast corner of ALAMEDA STREET and 1st STREET adjacent to the Little Tokyo/Arts District Metro Gold Line station

Proposed Project:
The project consists of the certification of an Environmental Impact Report (EIR) analyzing the impacts of a potential future 1.2 million square foot, mixed use, transit oriented development (TOD) project on a 5.66 acre City-owned property at the northeast corner of First Street and Alameda Street.

Although no specific project is proposed at this time on the site, commonly known as the Mangrove Estates property, it is anticipated that the Project site could accommodate a maximum of 1.2 million square feet of floor space at a development intensity of between a 5:1 to 6:1 Floor Area Ratio (FAR). The estimated amount of each use that may be constructed includes 445 residential units, 83 live/work units, 500,000 square feet of office, 25,000 square feet of community space, and 200,000 square feet of retail. The construction time of any proposed project is anticipated to take approximately 18 to 24 months. The existing on-site uses consist of a public parking lot and a vacant, approximately 19,500 square foot, one-story office building, both of which would be replaced with any future redevelopment of the site.

The City is contemplating sale of the subject site for the purposes of future redevelopment of the site. Development of the site with a mixed use development will require subsequent discretionary action and site plan review.

Requested Actions:

Pursuant to Sections 211081 of the California Public Resources Code, certification of an Environmental Impact Report, including adoption of the attached Statement of Overriding Considerations and other required findings.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the attached Findings.
2. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report EIR SCH No. 2009101091 and adopt the Statement of Overriding Considerations.
3. Advise any future applicant that, pursuant to California State Public Resources Code Section 2108.6, the City shall monitor or require evidence that mitigation conditions, identified in the attached Mitigation Monitoring and Reporting Program (Final EIR Volume II, Appendix I), 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.
4. Advise any future 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: Patricia Diefenderfer (213) 978-1179

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, April 22, 2010**
Van Nuys City Hall Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, 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.