

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MAY 27, 2010, 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s)

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. [CPC-2009-2504-GPA-ZC-HD-SPR-GB](#) Council District: 13 – Garcetti
CEQA: ENV-2009-0469-EIR; SCH#2009041149 Expiration Date: 5-13-10
Plan Area: Hollywood Appeal Status: Appealable to City Council

PUBLIC HEARING – Hearing Officer completed hearing on March 22, 2010

City Planning Commission heard item on May 13, 2010; Public Hearing continued to May 27, 2010

Location: 5960 W. SUNSET BOULEVARD (Also including 5950 W. SUNSET BLVD. and 1460 N. GORDON ST.) and an Add Area that includes 5936-5946 N. SUNSET BLVD., 1459-1467 TAMARIND AVE. and 1456 N. GORDON ST.

Proposed Project:

Construction of a new 10-story mixed-use trade school building with a total of approximately 115,000 square feet of floor area. The building will contain 220 student rooms (guest rooms), 4 faculty/staff apartments, 38,100 square feet of academic/administrative space, and approximately 6,400 square feet of ground floor retail space. The proposed building will include a total of 246 parking spaces within 3 levels of subterranean parking and a portion of the ground floor level. The proposed building will utilize a floor area ratio of 3.1:1.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Project Site and an Add Area (as shown on Exhibit B-1) to revise the land use designation in the Hollywood Community Plan from Limited Manufacturing to Regional Center Commercial;
2. Pursuant to Los Angeles Municipal Code Section 12.32.F, a Zone Change from [Q]C4-1 to C4-2D to eliminate the [Q] Condition which prohibits residential uses.
3. Pursuant to Los Angeles Municipal Code Section 12.32.F, a Height District Change from Height District -1 to Height District -2D. The “D” Limitation would limit the allowable Floor Area Ratio to 3.1:1 in lieu of the 6:1 FAR normally permitted in Height District 2.
4. Pursuant to Los Angeles Municipal Code Section 16.05, the Applicant requests approval of Site Plan Review.
5. Action by the Los Angeles City Planning Commission to waive the required 2-foot street dedication and 5-foot street widening on Sunset Boulevard to conform to the Draft Hollywood Community Plan Update which recommends a 100-foot public right of way width, a 35-foot half-roadway width and a 15-foot sidewalk width in lieu of conforming to the Major Highway Class II Street Standards.
6. Adopt the attached findings, including the Statement of Overriding Consideration and the Mitigation Monitoring and Reporting Program.
7. Consideration of Environmental Impact Report No. ENV-2009-0469-EIR; SCH#2009041149.

Applicant: Emerson College, Jacqueline W. Liebergott, President

Recommended Actions:

1. Approve and Recommend that the City Council Adopt a General Plan Amendment to revise the land use designation in the Hollywood Community Plan from Limited Manufacturing to Regional Center Commercial to both the project site and the add area.
2. Approve and Recommend that the City Council Adopt a Zone Change from [Q]C4-1 to [T][Q]C4-2D to eliminate the [Q] Condition which prohibits residential uses and establish [T] Tentative Classifications and [Q] Qualified Conditions pursuant to this action.
3. Approve and Recommend that the City Council Adopt a Height District Change from Height District -1 to Height District -2D. The “D” Limitation would limit the allowable Floor Area Ratio to

3.1:1 based upon pre-dedicated lot area, in lieu of the 6:1 FAR normally permitted in Height District 2, with no restriction as to height.

4. Approve the Site Plan Review.
5. Waive the required 2-foot street dedication and 5-foot street widening on Sunset Boulevard allowing a 100-foot public right of way width, a 35-foot half-roadway width and a 15-foot sidewalk width in lieu of conforming to the Major Highway Class II Street Standards.
6. Adopt the attached Findings, including, the Statement of Overriding Consideration and the Mitigation Monitoring and Reporting Program.
7. Certify that the Commission has reviewed and considered the information in the Final Environmental Impact Report No. ENV-2009-0469-EIR; SCH#2009041149.
8. Recommend that the City Council certify the Final Environmental Impact Report.
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: Craig Weber (213) 978-1213

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.