

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, AUGUST 12, 2010, after 8:30 A.M.  
CITY HALL 10<sup>TH</sup> FLOOR  
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

William Roschen, FAIA, President  
Regina M. Freer, Vice President  
Sean O. Burton, Commissioner  
Diego Cardoso, Commissioner  
Matt Epstein, Commissioner  
Fr. Spencer T. Kezios, Commissioner  
Yolanda Orozco, Commissioner  
Barbara Romero, Commissioner  
Michael K. Woo, Commissioner

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

James K. Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 5 and 7.

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](http://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](http://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-2009-944-GPA-ZC-HD**  
CEQA: ENV-2009-511-MND  
Plan Area: Hollywood

Council District: 4 – LaBonge  
Expiration Date: 8-12-10 Extended  
Appeal Status: Appealable to City Council  
by applicant if disapproved in whole or in part

**PUBLIC HEARING** – Completed on January 29, 2010

ITEM CONTINUED FROM THE JUNE 10, 2010 CITY PLANNING COMMISSION MEETING

**Location:** 1352-1356 N. FAIRFAX AVENUE and ADD AREA: (All other residentially zoned properties located on the east side of Fairfax Avenue between Sunset Boulevard and Fountain Avenue).

**Proposed Project:**

For the properties at 1352-1356 only: Demolition of two single family dwellings and accessory structures in conjunction with the proposed construction of a 15-unit apartment building; approximately 25,800 square feet of construction with 3 stories of residential use over 30 subterranean parking spaces. The proposed project is located on two lots totaling about 13,100 square feet which are currently classified in the R1-1 and R2-1XL zones.

ADD AREA: No project is proposed.

**Requested Actions:**

1. 1352-1356 N. Fairfax Avenue and ADD AREA: (All other residentially planned properties located on the east side of Fairfax Avenue between Sunset Boulevard and Fountain Avenue): Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 182, Geographic Area 2, Central/South Los Angeles) to the Hollywood Community Plan from Low Medium II Residential to Medium Residential.
2. For 1352-1356 N. Fairfax Avenue only: Pursuant to Section 12.32 of the Municipal Code, a Zone and Height District change from R1-1 (one-family zone, maximum height 33 feet) and R2-1XL (two-family zone, maximum height 30 feet) to R3-1 (multiple dwelling zone, maximum height 45 feet).
3. Adopt Mitigated Negative Declaration (MND) No. ENV-2009-511-MND and required Findings for the above referenced project.

**Applicant:** Mordechai and Ruth Gliberman  
Representative: Danny Gliberman

**Recommended Actions:**

1. Deny and Recommend that the City Council Not Adopt a General Plan Amendment to the Hollywood Community Plan from Low Medium II Residential to Medium Residential for the subject site and the ADD AREA.
2. Deny and Recommend that the City Council Not Adopt the Ordinance to Approve a Zone and Height District Change from R1-1 (maximum height 33 feet) and R2-1XL (maximum height 30 feet) to R3-1 (maximum height 45 feet) for property located at 1352-1356 N. Fairfax Avenue.
3. Do Not Adopt Mitigated Negative Declaration No. ENV-2009-511-MND and associated Findings.
4. Adopt the attached Findings.
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:** Lynda Smith (213) 978-1170

5. **DIR-2009-1010-DRB-SPP-DB-GB-1A**  
CEQA: ENV-2009-904-MND-REC1  
Plan Area: Westwood

Council District: 5 – Koretz  
Expiration Date: 08-12-10  
Appeal Status: Not further  
appealable

**PUBLIC HEARING**

**Location:** 11024 STRATHMORE DRIVE

**Proposed Project:**

The construction of a six-story multi-family residential apartment building comprised of 31-apartment units, including three (3) restricted affordable units for very low-income households. The project will provide 64 subterranean parking spaces in an approximately 46,910 square foot building. The project will be a maximum of 55 feet in height with the following two incentives: 1.) A 22% increase in height, for a maximum height of 55 feet in lieu of the permitted height of 45 feet and 2.) a floor area ratio of 3.16:1 in lieu of the permitted 3:1; for a project that reserves approximately 11% of total units for Very Low Income households, as defined by Ordinance 179681.

**Requested Actions:**

1. An Appeal from the Determination of the Director of Planning to approve with conditions a Density Bonus Compliance Review (LAMC 12.22.A.25).
2. Consideration of Mitigated Negative Declaration No. ENV-2009-904-MND-REC1.

**Applicant:** Ben Brosseau, PPC Land Ventures, Inc.  
**Appellant:** Friends of Richard Neutra's Strathmore Apartments  
Michael Webb

**Recommended Actions:**

1. Deny the appeal in part.
2. Approve the appeal in part and modify the Determination of the Director of Planning to reduce the approved height of the proposed project to 55 feet to be consistent with height described in the Mitigated Negative Declaration.
3. Approve the appeal in part and modify the Determination of the Director of Planning that requires 15% (4 units) of the units be affordable to very low-income households to 11% (3 units) of the units be affordable to very low-income households.
4. Sustain the remainder of the Determination of the Director of Planning in approving a Density Bonus Compliance Review to allow the construction of 31 residential dwelling units, with 11% (3 units) as restricted affordable units.
5. Adopt Conditions of Approval.
6. Adopt the Findings.
7. Adopt Mitigated Negative Declaration No. ENV-2009-904-MND-REC1.

**Staff:** David Olivo (213) 978-1383

6. [CPC-2010-943-HPOZ](#)  
CEQA: ENV-2010-944-CE  
Plan Area: Northeast Los Angeles

Council District: 1 – Reyes &  
14 – Huizar  
Expiration Date: N/A  
Appeal Status: Not  
appealable

**PUBLIC HEARING** – Completed on July 7, 2010

**Location:**

The proposed Garvanza Expansion Area is generally bounded by the eastern side of AVENUE 66 to the east; AVENUE 63 to the west; City of Pasadena to the north; and YORK Boulevard to the south.

The project also includes certification of the Garvanza Historic Resources Survey, which, in addition to assessing the expansion area described above, provides an update for a portion of the existing Highland Park HPOZ. This portion is generally bounded by the Pasadena/110 Freeway to the southeast; Avenue 64 to the west; York Boulevard to the north; and Marmion Way to the southwest.

The resulting, overall expanded HPOZ (“Highland Park - Garvanza HPOZ”) is generally bounded by the Pasadena/110 Freeway, Berenice Avenue and the eastern side of Avenue 66 to the east; Glenalbyn Drive, Marmion Way, Avenue 56 and Avenue 63 to the west; the City of Pasadena to the north; and by Avenue 35 to the south.

**Proposed Project:**

Expansion of the existing Highland Park HPOZ and re-naming to the Highland Park-Garvanza HPOZ.

**Requested Actions:**

The approval of the Expansion of the existing Highland Park HPOZ and re-naming to the Highland Park-Garvanza HPOZ. Consideration of Categorical Exemption No. ENV-2010-0944-CE.

**Applicant:** City of Los Angeles

**Recommended Actions:**

1. Approve the Survey for the proposed Garvanza expansion area.
2. Approve the establishment of the Garvanza Expansion Area and Recommend that the City Council establish the staff recommended boundaries of the proposed Garvanza Expansion Area as those shown on Exhibit A.
3. Recommend that the City Council merge the proposed Garvanza Expansion Area with the existing Highland Park HPOZ and Adopt the re-naming of the existing Highland Park HPOZ, to include the expansion area, merged boundaries, and associated HPOZ Board to “Highland Park-Garvanza HPOZ.”
4. Find that the boundaries of the Highland Park-Garvanza HPOZ are appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.3 F 3 (c).
5. Approve the Staff Report and the Exhibits as the Commission Report.
6. Adopt Categorical Exemption No. ENV-2010-0944-CE.
7. Adopt the attached Findings.

**Staff:** Jason Chan (213) 978-3307

7. [CPC-2001-4309-HPOZ-M1](#)  
CEQA: ENV-2010-2028-CE  
Plan Area: Palms-Mar Vista-Del Rey

Council District: 11 – Rosendahl  
Expiration Date: N/A  
Appeal Status: Not Further  
appealable

## **PUBLIC HEARING**

### **Location:**

Boundaries to include PALMS BOULEVARD median from MEIER STREET to STEWART STREET

### **Proposed Project:**

Expansion of Gregory Ain Mar Vista Tract Historic Preservation Overlay Zone.

### **Requested Actions:**

Expand the Gregory Ain Mar Vista Tract HPOZ boundaries per Los Angeles Administrative Code Section Chapter 1, Article 2, Section 12.20.3. Consideration of ENV-2010-2028-CE (Categorical Exemption).

**Applicant:** City of Los Angeles

### **Recommended Actions:**

1. Adopt the staff report as its report on the subject.
2. Adopt the findings included in Attachment 1.
3. Approve the proposed HPOZ expansion and recommend its adoption by the City Council.
4. Adopt ENV-2010-2028-CE (Categorical Exemption) and find that pursuant to State of California CEQA Guidelines, Article 19, Sections 15308, Class 8, and 15331, Class 31, the project is categorically exempt.

**Staff:** Edgar Garcia (213) 978-1189

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, August 26, 2010**  
**Van Nuys City Hall Council Chamber, 2<sup>nd</sup> Floor**  
**14410 Sylvan Street**  
**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](mailto:CPC@lacity.org).