

**CITY PLANNING COMMISSION
SPECIAL MEETING***

**THURSDAY, DECEMBER 9, 2010, after 8:30 A.M.
PUBLIC WORKS BOARD ROOM - CITY HALL ROOM 350
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

Michael J. LoGrande, Director
Alan Bell, AICP, Acting Deputy Director
Vincent P. Bertoni, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

CORRECTED AGENDA*

James K. Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 6 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. [CPC-2006-10241-GPA-ZC-HD-CUB-CU-ZAA-ZAD-DB-SPR*](#)

CEQA: ENV-2006-9471-EIR

Plan Area: Southeast Los Angeles

Council District: 9 – Perry

Expiration Date: 3-13-11

Appeal Status: Appealable to City Council; Zone Change is appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on October 8, 2010

Location: 2300 & ~~2327~~ S. FLOWER STREET

Proposed Project:

The proposed project would involve the phased development of a ~~4,762,544~~ 1,383,068 square foot mixed-use project with a total of ~~4,400~~ 919 multi-family residential units, ancillary common area and recreation amenities, and approximately 34,000 square feet of retail uses, including about 6,000 square feet of restaurant use. The proposed project would consist of two structures to be built in two phases. Phase One consists of a six-story building on the eastern side of Flower Street (hereafter referred to as Site A) containing approximately 34,000 square feet of retail uses and 919 multi-family dwelling units. ~~Phase Two would consist of a 44 12-story building on the western side of Flower Street (Site B) containing approximately 481 132 multi-family dwelling units.~~ Parking for the proposed project would consist of a maximum of ~~3,204~~ 2,230 total spaces which includes 367 replacement parking spaces for the Orthopedic Hospital which is adjacent to Site A, ~~152~~ 151 spaces for restaurant and retail uses, and approximately ~~2,685~~ 1,712 parking spaces for the residential uses.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, General Plan Amendments to the Southeast Los Angeles Community Plan as follows:
 - a. To change the Land Use designation on the portion of the property located at 2327 S. Flower (identified as Site B), from Limited Manufacturing to Community Commercial. (Withdrawn After Public Hearing)
 - b. To amend Footnote Number 1 to specifically exclude the project site from the Height District 1 (1.5:1 Floor Area Ratio) limitation imposed by footnote #1 in order to permit the site to be developed consistent with the existing Height District 2 (6:1 Floor Area Ratio) Zone designation.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from [Q]C2-2-O (Commercial Zone with Conditions restricting the site to educational, hospital, medical office, parking and related uses), to C2-2-O, to permit all uses allowed in the C2 (Commercial) zone.
3. Pursuant to Section 12.24 W.1 of the Municipal Code, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for consumption off-site in conjunction with a market or drugstore use and sale and dispensing for consumption on-site in conjunction with a restaurant use.
4. Pursuant to Section 12.24 W.19 a Conditional Use to permit the averaging of floor area ratios for buildings which comprise a unified development. (Withdrawn)
5. Pursuant to Section 12.21 A.4(y) of the Municipal Code, a Variance to permit approximately 779 of the required on-site parking spaces for Site B to be located off-site on Site A. (Withdrawn After Public Hearing).
6. Pursuant to Section 12.28 and 12.21 G.3 an Adjustment from 12.21 G 2 to allow the required open space to be averaged across the entire proposed project site as follows: to provide 175,950 square feet of open space on Site A in lieu of the minimum 119,660 square feet required, and to permit 26,550 square feet of open space on Site B in lieu of the minimum 63,750 square feet otherwise required. No reduction in the total amount of 183,350 square feet of required open

- space for the proposed project has been requested. (Withdrawn After Public Hearing)
7. Pursuant to Section 12.24.Y of the Municipal Code a Determination to permit a 10% reduction in the required number of commercial parking spaces by Finding that the commercial building is located on a lot not more than 1,500 feet distant from the portal of a fixed rail transit station, or bus station, or other similar transit facility.
 8. Pursuant Section 16.05 of the Municipal code, Site Plan Review for a project which creates, or result in an increase, of 50 or more dwelling units.
 9. Pursuant to Section 12.22 A.25 of the Municipal Code, in consideration of restricting 5% of the dwelling units (70 units) for Very Low Income Housing, the applicant proposes to utilize Parking Option Number 1 which permits a reduction in the otherwise required parking for residential units of a Housing Development Project.
 10. Pursuant to Section 12.22 A.29 of the Municipal Code in consideration of providing the requisite number of Restricted Affordable Units, the applicant proposes to utilize parking incentives which permit a reduction in the otherwise required parking for residential projects located in the Greater Downtown Housing Incentive Area. (Withdrawn After Public Hearing).
 11. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (City Planning Case No. ENV-2006-9471-EIR) for the above referenced project and Adoption of the proposed mitigation monitoring program, the required Findings and the Statement of Overriding Considerations for the adoption of the EIR.

Applicant: Palmer/Flower Street Properties
 Representative: George Mhlsten, Latham & Watkins, LLP

Recommended Actions:

1. Deny as Submitted.
2. Deny Without Prejudice (Withdrawn) a General Plan Amendment on the portion of the property located at 2327 S. Flower (identified as Site B), from Limited Manufacturing to Community Commercial.
3. Approve and Recommend that the City Council Adopt the following General Plan Amendment to the Southeast Los Angeles Community Plan amending Footnote No. 1 as follows: "The provisions of this Footnote shall not apply to the property located at 2300 S. Flower Street, as identified per City Planning Case No. CPC-2006-10241-GPA-ZC-HD-CUB-CU-ZAA-ZAD-DB-SPR."
4. Approve and Recommend that the City Council Adopt a Zone Change from [Q]C2-2-O (Commercial Zone with conditions that restricted the site to educational, hospital, medical office, parking and related uses), to (T)(Q)C2-2-O, removing current restrictions and to permit all uses allowed in the C2 (Commercial) zone.
5. Approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for consumption off-site in conjunction with a market or drugstore use and sale and dispensing for consumption on-site in conjunction with a restaurant use.
6. Deny Without Prejudice (Withdrawn) a Conditional Use to permit the averaging of floor area ratios for buildings which comprise a unified development.
7. Deny Without Prejudice (Withdrawn) a Variance to permit approximately 779 of the required on-site parking spaces for Site B to be located off-site on Site A.
8. Deny Without prejudice (Withdrawn) an Adjustment from 12.21 G 2 to allow the required open space to be averaged across the entire proposed project site as follows: to provide 175,950 square feet of open space on Site A in lieu of the minimum 119,660 square feet required, and to permit 26,550 square feet of open space on Site B in lieu of the minimum 63,750 square feet otherwise required. No reduction in the total amount of 183,350 square feet of required open space for the proposed project has been requested.
9. Approve a Determination to permit a 10% reduction in the required number of commercial parking spaces by Finding that the commercial building is located on a lot not more than 1,500 feet distant

- from the portal of a fixed rail transit station, or bus station, or other similar transit facility.
10. Approve the requested Site Plan Review.
 11. Certify Environmental Impact Report No. ENV-2006-9471-EIR and Adopt the proposed mitigation monitoring program, the required Findings and the Statement of Overriding Considerations associated with the subject Environmental Impact Report.
 12. Adopt the attached Findings.
 13. 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.
 14. 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.
 15. 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. [CPC-2008-3087-ZC-HD-ZAA-SPR](#)
CEQA: ENV-2007-5750-EIR
Plan Area: Hollywood
Related Case: VTT-70119-CN-1A

Council District: 13 – Garcetti
Expiration Date: 12-9-10 Ext.
Appeal Status: Appealable to City
Council, Zone Change appealable by
applicant if disapproved in whole or in
part

PUBLIC HEARING – Completed on August 25, 2010

Location: 6100-6116 HOLLYWOOD BOULEVARD & 1645-1649 N. GOWER STREET

Proposed Project:

New construction of a 20-story, 270 feet in height mixed-use development with 176 residential condominiums and 7,200 square feet of ground floor retail uses with 345 parking spaces.

Requested Actions:

1. Pursuant to LAMC Section 12.32-F, a Zone and Height District Change from C4-2D-SN and C4-2D to [T][Q]C4-2D-SN and [T][Q]C4-2D, respectively, with a new "D" Development Limitation to allow a maximum floor area ratio of 4.5:1.
2. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from Section 12.16-C,2 to permit a zero-foot westerly side yard (including the side yards located at the southwest corner of the site) in lieu of the required 16 feet and a 10-foot rear yard in lieu of the required 20 feet for the parking structure for residential use in the C4 Zone.
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in a net increase of 50 or more dwelling units.
4. Pursuant to Section 21082.1(c) of the California Public Resources Code, the certification of the Environmental Impact Report, findings, and Statement of Overriding Considerations for ENV-2007-5750-EIR.

Applicant: 6104 Hollywood, LLC

Representative: Jessica Pakdaman, ***Craig Lawson & Co., LLC****

Recommended Actions:

1. Approve and Recommend that the City Council adopt a Zone and Height District Change from C4-2D-SN and C4-2D to [T][Q]C4-2D-SN and [T][Q]C4-2D, respectively, with a new “D” Development Limitation to allow a maximum floor area ratio of 4.5:1, and subject to the attached “T”, “Q” and “D” Conditions of Approval.
2. Approve a Zoning Administrator’s Adjustment from Section 12.16-C,2 to permit a zero-foot westerly side yard (including the side yards located at the southwest corner of the site) in lieu of the required 16 feet and a 10-foot rear yard in lieu of the required 20 feet for the parking structure for residential use in the C4 Zone.
3. Approve a Site Plan Review for a project that results in a net increase of 50 or more dwelling units.
4. Adopt the attached Findings.
5. Adopt and certify the Environmental Impact Report and Statement of Overriding Considerations for ENV-2007-5750-EIR.
6. Recommend that the applicant be advised that time limits for effectuation of a zone in the “Q” Qualified Classification and “T” Tentative 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.
7. 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.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jae Kim (213) 978-1383

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| 6. <u>VTT-70119-CN-1A</u>
CEQA: ENV-2007-5750-EIR
Plan Area: West Los Angeles
Related Case: CPC-2008-3087-ZC-HD-ZAA-SPR | Council District: 13- Garcetti
Expiration Date: 12-9-10 Ext.
Appeal Status: Appealable to City Council |
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PUBLIC HEARING*

Location: 6100-6116 HOLLYWOOD BOULEVARD & 1645-1649 N. GOWER STREET

Proposed Project:

A Vesting Tentative Map for the merger and re-subdivision for 6 lots for the construction of a 20-story, 270 feet in height mixed-use development with 176 residential condominiums and 7,200 square feet of ground floor retail uses with 345 parking spaces.

Requested Actions:

1. **An Appeal** of the entire decision by the Deputy Advisory Agency’s approval of Vesting Tentative Tract Map No. 70119-CN.
2. ***Consideration of Environmental Impact Report No. ENV-2007-5750-EIR.****

Applicant: 6104 Hollywood, LLC
Representative: Jessica Pakdaman, ***Craig Lawson & Co., LLC****

Appellant: *Doug Haines, La Mirada Avenue Neighborhood Association of Hollywood**
Representative: *Robert Silverstein, Silverstein Law Firm**

Recommended Actions:

1. *Deny the appeal.**
2. *Sustain the action of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 70119-CN.**
3. *Adopt Environmental Impact Report No. ENV-2007-5750-EIR.**

Staff: Jae Kim (213) 978-1383

7. [CPC-2009-3505-CU](#) Council District: 8 – Parks
CEQA: ENV-2009-3506-MND Expiration Date: 12-10-10 Ext.
Plan Area: West Adams-Baldwin Hills-Liemert Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 17, 2010

Location: 2501 W. SLAUSON AVENUE

Proposed Project:

Establishment of a drive-through recycling materials facility, with hours of operation from 8 am to 6 pm daily, to be added to an existing single-story auto repair facility. No new construction is proposed. A receiving container for glass bottles is proposed to be located inside the building, with two exterior storage containers for plastics and cans to be located in the exterior parking lot. The proposed project is located on an 11,550 square foot site classified in the C2-1 zone.

Requested Actions:

1. Pursuant to Section 12.24.U.22 of the Municipal Code, a Conditional Use for the depositing of glass, cans, papers, plastic, beverage containers, and similar recyclable materials, Recycling Collection or Buyback Center and Mobile Recycling Centers on a property classified in the C2-1 zone and which is located within 1,000 feet of properties with A, R, C, P, PB, MR or M1 zones or uses.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. ENV-2009-3506-MND for the above referenced project.

Applicant: Benjamin Camarena, Camarena Recycling
Representative: Frank Jasso

Recommended Actions:

1. Deny a Conditional Use to allow a recycling "Buyback Center" for the depositing of glass, cans, papers, plastic, beverage containers, and similar recyclable materials in the C2-1 Zone, for the facility does not comply with the conditions set forth in LAMC, Section 12.21 A.18(d).
2. Adopt Mitigated Negative Declaration No. ENV-2010-3506-MND and associated Findings.
3. Adopt the attached Findings.
4. 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-Navarro (213) 978-1180

8. CPC-2010-2399-MSC

CEQA: ENV-2010-2400-CE

Plan Area: Granada Hills-Knollwood; Hollywood; Northeast Los Angeles; Palms-Mar Vista-Del Rey; San Pedro; South Los Angeles; Sun Valley-LaTuna Canyon; Van Nuys-North Sherman Oaks; Wilshire; West Adams-Baldwin Hills-Leimert Park; Wilmington-Harbor City

Council Districts: 1- Reyes, 2 – Krekorian, 4 – LaBonge, 5 – Koretz, 6 – Cardenas, 8 – Parks, 10 – Wesson, 11 – Rosendahl, 14 – Huizar, 15 - Hahn
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: VARIOUS

Proposed Project:

Pursuant to Los Angeles Municipal Code Section 12.20.3 E, Preservation Plans for 16 Existing Historic Preservation Overlay Zones (HPOZ): Adams-Normandie; Balboa Highlands; Banning Park; Carthay Circle; Gregory Ain-Mar Vista Tract; Harvard Heights; Highland Park; Miracle Mile North; South Carthay; Spaulding Square; Stonehurst; Van Nuys; Vinegar Hill; West Adams Terrace; Western Heights; Whitley Heights

Requested Actions:

- 1. That the City Planning Commission approve the proposed sixteen Preservation Plans.***
- 2. Consideration of Categorical Exemption No. ENV-2010-2400-CE.****

Applicant: City of Los Angeles

Recommended Actions

- 1. Approve the proposed sixteen Preservation Plans.****
- 2. Adopt Categorical Exemption No. ENV-2010-2400-CE.****

Staff: Craig Weber (213) 978-1213

The next SPECIAL meeting of the City Planning Commission will be held at **8:30 a.m. on Thursday, December 16, 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.