

**CITY PLANNING COMMISSION
SPECIAL MEETING**

**THURSDAY, DECEMBER 16, 2010, after 8:30 A.M.
VAN NUYS CITY HALL COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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

James K. 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. 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-2009-871-GPA](#)
CEQA: ENV-2009-2650-MND
Plan Areas: ALL

Council Districts: ALL
Expiration Date: N/A
Appeal Status: N/A ??

PUBLIC HEARINGS – Completed on Sept. 25, Sept. 29, Sept. 30, 2010 and Oct. 2, 2010
CONTINUED FROM THE NOVEMBER 4, 2010 CITY PLANNING COMMISSION MEETING

Location: CITYWIDE

Proposed Project:

A proposed General Plan Amendment updating the City's Bicycle Plan (Chapter IX of the Transportation Element of the General Plan).

Requested Actions:

1. Approve by Resolution the Bicycle Plan amending the Transportation Element of the General Plan.
2. Adopt ENV-2009-2650-MND and the associated findings.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the attached Staff Report as the Commission's report on the subject;
2. Adopt the attached findings.
3. Approve and Recommend that the Mayor approve and the City Council adopt by Resolution the Bicycle Plan amending the Transportation Element of the General Plan.
4. Adopt ENV-2009-2650-MND and the associated findings.
5. Instruct the Director of Planning to make the necessary changes to the Transportation Element upon adoption by the City Council.
6. Direct the Department of City Planning to file the Notice of Determination (NOD) after City Council approval of the project.

Staff: Jordann Turner (213) 978-1379

THE FOLLOWING CASES WILL BE HEARD AFTER 10:00 AM

5. [CPC-2009-3416-DA-TDR-CUB-CU-CUW-ZV-SN-ZAD-SPR-GB](#)
CEQA: ENV-2009-1577-EIR-GB, SCH-2009071035
Plan Area: Central City

Council District: 9 – Perry
Expiration Date: 12-21-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 3, 2010 and December 16, 2010

Location: 916, 925 and 937 W. 7TH STREET; 665, 685, 695, and 669 FIGUEROA STREET; 900 and 930 W. WILSHIRE BOULEVARD

Proposed Project:

The demolition of an existing hotel, and the development of a hotel and mixed use project totaling not more than 2,543,437 square feet, on a 3.2 acre site. The project is comprised of a maximum 560 hotel rooms and/or condo- hotel units, 100 residential units, 1,500,000 square feet of office, 275,000 square feet of amenity areas including retail and restaurant uses, conference and meeting rooms, ballrooms, spa, fitness center, and ancillary other hotel, residential, and office areas. The project

includes one approximately 65-story structure, no more than 1,250 feet in height, one approximately 45-story structure, no more than 750 feet in height, and an approximately six-story podium structure, no more than 168 feet in height. The project includes a landscaped pedestrian plaza at the corner of Figueroa Street and 7th Street, as well as a rooftop heliport. Approximately 1,900 parking spaces will be provided in eight levels of subterranean parking. The project may be built in phases. The proposed project has been registered with the U.S. Green Building Council (USGBC) and will be designed and constructed to meet the Leadership in Energy and Environmental Design (LEED) Silver level or higher certification.

Requested Actions:

1. Pursuant to Section 65868 of the State Government Code and the City implementing procedures, a Development Agreement, by and among Hanjin International Corporation c/o Thomas Properties Group, L.P. (known collectively as “the Developer”) and the City of Los Angeles, for a term of 20 years.
2. Pursuant to Sections 14.5.6 and 14.5.8 through 14.5.12 of the Municipal Code, a Transfer of Floor Area Rights from the Los Angeles Convention Center Site at 1201 S. Figueroa Street, a City-owned property, to the subject property at 930 Wilshire Boulevard, for the approximate amount 1,500,000 square feet.
3. Pursuant to Section 12.24 W.1 of the Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages, including beer and wine, for on and off-site consumption in conjunction with the operation of a maximum of 21 establishments including restaurants having indoor and outdoor seating, service retail grocery stores, and hotel facilities including restaurants, mini bars, banquet facilities, room service, and sundries.
4. Pursuant to Section 12.24 U.14 of the Municipal Code, a Conditional Use to permit a “Major” development project that creates, or results in an increase of 250 or more hotel guest rooms (cumulatively) and creates or results in 100,000 square feet or more of floor area in other nonresidential or non-warehouse uses in the C2 and C4 zones.
5. Pursuant to Section 12.24 W.23 of the Municipal Code, a Conditional Use to permit a Heliport incidental to an office building, hospital, or residential use on the roof of the maximum 1,250 feet tall building, with landing frequency averaging two per day.
6. Pursuant to Sections 12.21 A.20, 12.21 A.21 and 12.24 W 49 of the Municipal Code, a Conditional Use to permit a maximum of 10 wireless telecommunication facilities to be located on the rooftop of the proposed buildings.
7. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.14 A.1.b.3 to permit outdoor dining not to exceed 25,000 square feet, on multiple terraces, patios, the outdoor plaza, and on the rooftops of both buildings.
8. Pursuant to Sections 13.11 and 12.32 S of the Municipal Code, the Establishment of a Sign Supplemental Use District “SN” to set forth sign regulations, procedures, guidelines and standards for the project site.
9. Pursuant to Article I, Section 104(e) of the Los Angeles Charter, a Determination to alter the definition of “Buildable Area” in Section 12.03 of the Municipal Code to include up to the centerline of the street in calculating permitted floor area ratio, not to exceed 13:1.
10. Pursuant to Section 12.24 X 20 of the Municipal Code, a Determination to permit Shared Parking between hotel, office and other non-residential uses, and residential guest spaces within the project site.
11. Pursuant to Section 12.24 X 17 of the Municipal Code, a Determination to permit a Reduced On-Site Parking/Transportation Alternatives Authorization for a maximum 40 percent reduction in parking spaces, in lieu of approximately 2,375 spaces required by code.
12. Pursuant to Section 16.05 the Municipal Code, Site Plan Review for a project that creates, or results in 50,000 gross square-feet or more of nonresidential floor area and that creates, or results in an increase of 50 or more dwelling units.
13. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code Certification of an

Environmental Impact Report (EIR) for the above referenced project, Adoption of the Statement of Overriding Considerations and the proposed mitigation monitoring program and the required findings for the adoption of the EIR.

Applicant: Hanjin International Corp., c/o Thomas Properties Group
Representative: Joel Miller, PSOMAS

Recommended Actions:

1. Approve and Recommend that the City Council Adopt the Development Agreement, by the Developer and the City of Los Angeles, as amended, for a term of 20 years.
2. Approve and Recommend that the City Council Adopt the requested Transfer of Floor Area Rights from the Los Angeles Convention Center Site at 1201 S. Figueroa Street, a City-owned property, to the subject property, for an amount not to exceed 1,485,458 square feet.
3. Approve the requested Master Conditional Use Permit to permit the sale of a full line of alcoholic beverages, for on and off-site consumption in conjunction with the operation of a maximum of 21 establishments including restaurants having indoor and outdoor seating, service retail grocery stores, and hotel facilities including restaurants, mini bars, banquet facilities, room service, and sundries, as conditioned.
4. Approve the requested Conditional Use to permit a "Major" development project that creates a maximum 2,543,437 square feet of development on a 3.2 acre site including 1,500,000 square feet of office; 275,000 square feet of amenity areas including retail and restaurant uses, conference and meeting rooms, ballrooms, spa, fitness center, and ancillary areas; 560 hotel rooms and/or condo- hotel units; and 100 residential units; and with demolition will eliminate approximately 215,000 square feet of office uses, 286 parking spaces, and 896 hotel guest rooms.
5. Approve the requested Conditional Use to permit a Heliport incidental to an office building, on the roof of the maximum 1,250 feet tall building, with landing frequency not to exceed an average of two per day.
6. Approve the requested Conditional Use to permit a maximum of 10 Wireless Telecommunication facilities to be located on the rooftop of the proposed buildings.
7. Approve the requested Variance from Section 12.14 A.1.b.3 to permit outdoor dining not to exceed 25,000 square feet, on multiple terraces, patios, the outdoor plaza, and on the rooftops of both buildings.
8. Approve and recommend that the City Council Adopt a Sign Supplemental Use District "SN" ordinance, to set forth sign regulations, procedures, guidelines and standards for the project site, as significantly amended and with the exclusion of off-site and on-site parameters, subject to the review of the City Attorney as to form and legality.
9. Disapprove and Recommend that the City Council Not Adopt the requested Determination to alter the definition of "Buildable Area" in Section 12.03 of the Municipal Code to include up to the centerline of the street in calculating permitted floor area ratio, not to exceed 13:1.
10. Approve the requested Determination to permit Shared Parking between hotel, office and other non-residential uses, and residential guest spaces within the project site.
11. Approve the requested Determination to permit a Reduced On-Site Parking/Transportation Alternatives Authorization for a proposed 20 percent reduction in parking spaces, providing 1,900 spaces in lieu of approximately 2,375 spaces required by code.
12. Approve the requested Site Plan Review for a project that creates a maximum 2,543,437 square feet of development on a 3.2 acre site including 1,500,000 square feet of office; 275,000 square feet of amenity areas including retail and restaurant uses, conference and meeting rooms, ballrooms, spa, fitness center, and ancillary areas; 560 hotel rooms and/or condo- hotel units; and 100 residential units; and with demolition will produce an increase in approximately 1,285,000 square feet of office uses, an increase of 100 residential units, and a decrease of 336 hotel guest rooms.

13. Find that the previously certified Environmental Impact Report ENV-2009-1577-EIR-GB, SCH No. 2009071035 is adequate environmental clearance for this action, and recommend that the City Council make concurring findings.
14. Adopt the Statement of Overriding Considerations.
15. Adopt the attached Findings, including the Environmental Findings.
16. 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.
17. Advise the applicant that pursuant to the 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 Notices of Determination (NOD) filing.

Staff: SHANA BONSTIN (213) 978-1207

6. [CPC-2010-319-CU](#) Council District: 7 – Alarcon
CEQA: ENV-2010-320-MND Expiration Date: 12-16-10 Ext.
Plan Area: Sylmar Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 14, 2010

Location: 13245 W. HUBBARD STREET

Proposed Project:

Construction of a new public charter high school campus with a total floor area of 27,000 SF and serving 500 students grades 9-12 and 31 full-time staff (24 teachers and 7 administrators). The campus consists of a 2-story, 33.5-foot building with 26 classrooms, administrative offices, outdoor open space, on-site drop-off lane, and 56 parking spaces for staff only. The classrooms would operate from 8:30 AM to 4:30 PM, Monday-Friday. Special events, such as Parent Community Advisory Meeting, Back to School Night, and Open House, would not exceed more than 6 events per year, until 9:00 PM. The proposed project consists of demolition of an existing single-family home and accessory building.

Requested Actions:

1. Pursuant to LAMC Section 12.24-U,24, a Conditional Use to permit a public charter high school with 26 classrooms to accommodate up to 500 students (grades 9-12) and 31 full-time staff with 56 parking spaces in the RA Zone, and pursuant to LAMC Section 12.24-F, a request to permit a 10-foot encroachment into the 37-foot building line along Hubbard Street as established by Ordinance No. 117,919.
2. Pursuant to Section 21082.1(C)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration (ENV-2010-320-MND) and required findings for the above-referenced project.

Applicant: Campus USA, LLC
Representative: Al Avila

Recommended Actions:

1. Approve a Conditional Use to permit a public charter high school with 26 classrooms to accommodate up to 500 students (grades 9-12) and 31 full-time staff with 56 parking spaces in the RA Zone and a 10-foot encroachment into the 37-foot building line along Hubbard Street as established by Ordinance No. 117,919.
2. Adopt Mitigated Negative Declaration No. ENV-2010-320-MND.
3. 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.
4. 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

7. **CPC-2008-1301-SPE-ZV-ZAA**

CEQA: ENV-2006-5317-MND-REC,

ENV-2006-5317-MND-REC2, ENV-2006-5317-MND-REC3

Plan Area: Encino-Tarzana

Council District: 3 – Zine

Expiration Date: 12-16-10

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 20, 2010
REQUEST FOR CONSENT

Location: 5420 and 5441 N. YOLANDA STREET; 18660-18678 W. VENTURA BOULEVARD and 18709 W. REDWING STREET

Proposed Project:

Applicant seeks relief specifically from building height regulations for a portion of a previously approved unified development project pursuant to Ordinance 179,368, which included the construction of 57 multi-family residential units (i.e., 19 townhomes and 38 condominiums) and in two buildings totaling 73,387 square-feet. The applicant proposes a maximum height of 36-feet for 36 condominium units and 45-feet for 2 condominium units with the remaining 19 townhome units to remain unchanged at 30-feet.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project;
2. Pursuant to Section 11.5.7-F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from Section 7.E(1)(d) of the the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to permit a maximum height of 36-feet and 45-feet for portions of the project in lieu of the maximum height permitted of 30-feet.
3. Pursuant to Section 12.27 of the LAMC, a Variance to deviate from (Q) Condition A(4) of Ordinance No. 179,368 to permit a height of 36-feet and 45-feet in lieu of the 30-foot maximum adopted by City Council on October 26, 2007.
4. Pursuant to Section 12.24-X, 20 and 12.28 of the LAMC, a Determination to permit a maximum height of 36-feet in lieu of 25-foot permitted Transitional Height (within 0-49 feet of the R1-1 Zone) and 36-feet in lieu of the 33-foot permitted Transitional Height (within 50-99 feet of the R1-1 Zone) as required by the Section 12.21.1.A(10) of the Los Angeles Municipal Code.

5. Pursuant to Section 11.5.7-F of the LAMC, an Exception from Section 7 A(2)(c)(2) of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to permit a fifteen foot (15') rear yard setback in lieu of a minimum twenty foot (20') rear yard which is otherwise required.

Applicant: Bryan Gordon, CEO, The Village at Tarzana, LP
Representative: Fred Gaines, Kim Rible, Gaines and Stacey, LLP

Recommended Actions:

1. Approve, pursuant to LAMC Section 11.5.7-F, a Specific Plan Exception from Section 7.E(1)(d) of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to permit a maximum height of 36-feet and 45-feet for portions of the project in lieu of the maximum height permitted of 30-feet, subject to conditions of approval.
2. Approve, pursuant to LAMC Section 12.27, a Variance to deviate from (Q) Condition A(4) of Ordinance No. 179,368 to permit a height of 36-feet and 45-feet in lieu of the 30-foot maximum adopted by City Council on October 26, 2007, subject to conditions of approval.
3. Approve, pursuant to LAMC Section 12.24-X, 20 and 12.28, a Determination to permit a maximum height of 36-feet in lieu of 25-foot permitted Transitional Height (within 0-49 feet of the R1-1 Zone) and 36-feet in lieu of the 33-foot permitted Transitional Height (within 50-99 feet of the R1-1 Zone) as required by the Section 12.21.1.A(10) of the Los Angeles Municipal Code, subject to conditions of approval.
4. Approve, pursuant to LAMC Section 11.5.7-F, an Exception from Section 7 A(2)(c)(2) of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to permit a fifteen foot (15') rear yard setback in lieu of a minimum twenty foot (20') rear yard which is otherwise required.
5. Certify Mitigated Negative Declaration ENV-2006-5317-MND-REC3 as the environmental clearance specific to this instant entitlement requests.
6. Adopt the attached Findings.
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.

Staff: Thomas Glick (818) 374-5062

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, January 14, 2011**

**City Hall
200 N. Spring Street
Los Angeles, CA 90012**

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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.