

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY, APRIL 14, 2011, 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
George Hovaguimian, Commissioner
Barbara Romero, Commissioner
Robert Lessin, Commissioner
Michael K. Woo, Commissioner
Vacant, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4, 6 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 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:
 - Update on implementation of City Bicycle Plan – Ken Bernstein, Manager of the Office of Historical Resources
 - 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-2009-3488-DB**
CEQA: ENV-2009-3489-MND
Plan Area: Silver Lake-Echo Park-Elysian Valley

Council District: 13 – Garcetti
Expiration Date: N/A
Appeal Status: Not Appealable

LIMITED PUBLIC HEARING – Completed on November 22, 2010
Continued from the March 10, 2011 City Planning Commission Meeting

Location: 2223-2235 SUNSET BOULEVARD
2216-2218 ELSINORE STREET

Proposed Project:

A request for the construction of an approximately 142,126 square-foot mixed use project consisting of 62 residential dwelling units in two buildings and about 9,997 square feet of commercial area and providing 113 parking spaces. The project is located on multiple lots classified in the [Q]C2-1VL (commercial) and R3-1VL (multiple dwelling) zones with frontages on Sunset Blvd. and Elsinore Street.

A public hearing was previously held on November 22, 2010 on this case. Subsequently, it was discovered that the project is located in a Very High Fire Hazard Severity Zone, which, pursuant to Section 12.22 A 25 (e) (2) of the Municipal Code, would affect the review process. Therefore changes to the previously noticed project on which the City Planning Commission will conduct a hearing are shown underlined below.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND), ENV-2009-3489-MND, for the above-referenced project.
2. Pursuant to Section 12.22 A 25 of the Municipal Code, in consideration of restricting 15% of the dwelling units as restricted affordable units (10 units), the applicant would utilize Parking Option Number 1 which permits a reduction in the residential parking requirements. Additionally, the applicant requests three Affordable Housing Incentives as follows:
 - a. Per ~~12.22 A.25 (f) (4) an “on-menu”~~ 12.22 A 25 (g) (3) of the Municipal Code, an “off-menu” incentive to grant a 35% Floor Area Ratio (FAR) increase. [Note: the FAR is a multiplier applied to the total buildable area of a lot to determine the total permitted floor area of all buildings on a lot.]
 - b. Per ~~12.22 A.25 (f) (8) an “on-menu”~~ 12.22 A 25 (g) (3) of the Municipal Code, an “off-menu” incentive to permit the averaging of FAR, density, parking or open space over the project site and to permit vehicular access from a less restrictive zone to a more restrictive zone.
 - c. Per 12.22 A 25 (g) (3) of the Municipal Code, an “off-menu” modification of development standards contained in 12.21.1 to permit a 5-story (about 68 feet high) building located on a site which slopes from Elsinore Street to Sunset Boulevard.
3. ~~Pursuant to Section 16.05 of the Municipal Code Site Plan Review approval for a development project which creates or results in an increase of 50 or more dwelling units. [Note: The Site Plan Review portion of the proposed project, which is an “other discretionary application” for the above referenced proposed project has been filed pursuant to Section 12.22 A 25(g)(3)(ii) and 12.36A of the Municipal Code, and is being processed under Case No. DIR-2011-171-SPR.]~~

Applicant: 2225 Sunset, LLC & E.D. Flores Corp., Isaac Mizrahi
Representative: Robert Lamishaw, JPL Zoning Services, Inc.

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (MND), ENV-2009-3489-MND for the above- referenced Project.
2. Approve the off-menu Density Bonus incentive to grant a 6% Floor Area Ratio (FAR) increase in lieu of the 35% increase requested (a 6% FAR increase provides the adequate FAR to construct the project as proposed).
3. Approve the off-menu Density Bonus incentive to permit averaging of FAR, density, parking or open space over the project site and to permit vehicular access from a less restrictive zone to a more restrictive zone.
4. Approve the off-menu Density Bonus modification of development standards contained in 12.21.1 to permit a 5-story (about 68 feet high) building located on a site which slopes from Elsinore Street to Sunset Boulevard.
5. Adopt the attached Findings, including the Environmental Findings.
6. Approve changes to Conditions 1, 3, and 6 in the Amended Recommendation Report to incorporate updated plans (Exhibit D) to replace and supersede the original plans (Exhibit A), and to include a landscaped buffer along the eastern side of the Elsinore Street site to the satisfaction of the City's Division of Urban Forestry.
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, identified in "Environmental Conditions, Section B, Conditions of Approval" in this report, 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 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: Rojelio Flores (213) 978-1365

5. **CPC-2009-254-ZC-HD-SPR-GB**

CEQA: SCH No. 2006121097

Plan Area: Hollywood

Incidental Case: AA-2009-248-PMLA-GB-1A

Council District: 13 – Garcetti

Expiration Date: 4-14-11 Extended

Appeal Status: Appealable to City

Council, ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on May 26, 2010

Location: 1601-1605 N. VINE STREET and 6311 SELMA AVENUE

Proposed Project:

The construction of a new eight-story, 107,298 square-foot commercial building with ground floor retail, seven floors of commercial office uses above, and five levels of subterranean parking with 194 parking spaces in the proposed C4-2-SN Zone.

Requested Actions:

1. Pursuant to LAMC Section 12.32, the applicant is seeking a Zone Change and Height District Change from C4-2D-SN to C4-2-SN to remove the "D" Limitations imposed on the subject site through Ordinance No. 165,660 (effective May 6, 1990) for a maximum FAR of 6:1. The 'D' limitation on the site restricts development to an FAR of 3:1.
2. Pursuant to LAMC Section 16.05, Site Plan Review for a project with a net increase of 50,000 gross square feet of nonresidential floor area.

3. Pursuant to Section 21166 and 21167.2 of the California Public Resources Code and the California Environmental Quality Act, find that: (a) an Environmental Impact Report (EIR) was prepared and certified by the Community Redevelopment Agency (CRA) as Lead Agency and by the City of Los Angeles as the Responsible Agency for the above-referenced project and that a Mitigation Monitoring Program, Findings and Statement of Overriding Considerations were adopted concurrently therewith; (b) no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR; (c) no new information, which was not known and could not have been known at the time the EIR was certified as complete and has become available; and, (d) therefore, the EIR is conclusively presumed to comply with CEQA.

Applicant: 1601 North Vine, LLC
Representative: Craig Lawson & Co., LLC

Recommended Actions:

1. Approve and Recommend that the City Council adopt a Zone Change and Height District Change from C4-2D-SN to C4-2-SN, subject to the attached (T) and (Q) Conditions of Approval.
2. Approve a Site Plan Review to permit a development project in excess of 50,000 gross square feet of nonresidential floor area.
3. Adopt the attached Findings.
4. Adopt the project EIR, prepared and certified by the CRA, including the attached Mitigation Monitoring Program and findings for the adoption of the EIR, and Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
5. 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.
6. 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.
7. 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: Luciralia Ibarra (213) 978-1378

6. [AA-2009-248-PMLA-GB-1A](#)
CEQA: SCH No. 2006121097
Plan Area: Hollywood
Incidental Case: CPC-2009-254-ZC-HD-SPR-GB
- Council District: 13 – Garcetti
Expiration Date: 4-14-11 Extended
Appeal Status: Not further appealable

PUBLIC HEARING – Appeal effectively withdrawn by letter dated April 7, 2011

Location: 1601-1605 N. VINE STREET and 6311 SELMA AVENUE

Proposed Project:

AA-2009-0248-PMLA-GB, to permit the merger and re-subdivision of two parcels with 18,197 gross square feet into three parcels consisting of one ground lot and two airspace lots for the construction of a new eight-story, 107,298 square-foot commercial building with ground-floor retail, seven floors of commercial office, and five levels of subterranean parking with 194 parking spaces in the proposed C4-2-SN Zone.

Requested Actions:

1. An appeal of the Deputy Advisory Agency's approval of parcel map No. AA-2009-0248-PMLA-GB.
2. Pursuant to Section 21166 and 21167.2 of the California Public Resources Code and the California Environmental Quality Act, find that: (a) an Environmental Impact Report (EIR) was prepared and certified by the Community Redevelopment Agency (CRA) as Lead Agency and by the City of Los Angeles as the Responsible Agency for the above-referenced project and that a Mitigation Monitoring Program, Findings and Statement of Overriding Considerations were adopted concurrently therewith; (b) no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR; (c) no new information, which was not known and could not have been known at the time the EIR was certified as complete and has become available; and, (d) therefore, the EIR is conclusively presumed to comply with CEQA.

Applicant: 1601 North Vine, LLC
Representative: Craig Lawson & Co., LLC
Appellant: Kyok Yi, Molly Burgers
Representative: Daniel Wright, Silverstein Law Firm

Recommended Actions:

1. Deny the appeal
2. Sustain the June 18, 2010 decision of the Deputy Advisory Agency.
3. Adopt the project EIR, prepared and certified by the CRA, including the attached Mitigation Monitoring Program and findings for the adoption of the EIR, and Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.

Staff: Luciralia Ibarra (213) 978-1378

7. **CPC-2010-1681-GPA**
CEQA: ENV-2010-1682-ND
Plan Area: Hollywood

Council District: 4 – LaBonge
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: The street segment along Laurel Canyon Boulevard is an unimproved right-of-way that is approximately 0.05 miles in length and located easterly of the improved portion of Laurel Canyon Boulevard and southerly of Willow Glen Road. The street segment is located in a designated Hillside area within the Outer Corridor of the Mulholland Scenic Parkway Specific Plan.

Proposed Project:

A General Plan Amendment to the Transportation Element of the General Plan and the Hollywood Community Plan to re-designate and downgrade an unimproved portion of Laurel Canyon Boulevard from a Collector Street, which requires a 64 foot right-of-way and two travel lanes, to a Local Street Designation.

Requested Actions:

1. Pursuant to Sections 11.5.6 of the Municipal Code, General Plan Amendment to the Hollywood Community Plan and the Transportation Element of the City's General Plan for the re-designation of the unimproved portion of Laurel Canyon Boulevard.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration for the above referenced project.

Applicant: Jose Luis Nazar
Representative: Hunsaker & Associates

Recommended Actions:

1. Approve and recommend that the City Council adopt a General Plan Amendment to the Hollywood Community Plan as adopted by City Council December 13, 1988 to re-designate and downgrade an unimproved portion of Laurel Canyon Boulevard.
2. Amend the Hollywood Plan Area General Circulation Map and the Transportation Element of the General Plan to re-designate and downgrade an unimproved portion of Laurel Canyon Boulevard which lies easterly of the improved portion of Laurel Canyon Boulevard and southerly of Willow Glen Road, from a Collector Street, which requires a 64 foot right-of-way and two travel lanes, to a Local Street.
3. Adopt the Negative Declaration No. ENV-2010-1682-ND.
4. Adopt the attached Findings.

Staff: Blake Lamb (213) 978-1167

8. [**CPC-2009-2833-CU**](#) Council District: 4 – LaBonge
CEQA: ENV-2009-2834-MND Expiration Date: 4-18-11
Plan Area: Hollywood Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on January 28, 2011

Location: 832 N. LILLIAN WAY

Proposed Project:

The continued operation of a recycling "Buyback Center" with hours of operation from 8:00 a.m. to 5:00 p.m., Monday through Saturday. The Buyback Center is approximately 600 square feet and located on the southwest corner of an approximately 54,780 square foot property classified in the [Q]C2-1VL Zone which also contains an unrelated pharmacy and surface parking lot.

Requested Actions:

1. Pursuant to Section 12.24.U.22(a) of the Municipal Code, 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 Zone, when the facility does not comply with the conditions set forth in Section 12.21 A.18(d), except when the conditions are specifically modified by the City Planning Commission.

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project.

Applicant: SoCal Recycling Industries, Armond Abramian
Representative: Darlene Kuba-Fujioka

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 [Q]C2-1VL Zone, when the facility does not comply with the conditions set forth in Section 12.21 A.18(d).
2. Do Not Adopt Mitigated Negative Declaration No. ENV-2009-2834-MND or associated Finding(s).
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: Lynda Smith (213) 978-1196

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, April 28, 2011**
Van Nuys City Hall Council Chamber, 2nd 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.