

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, MAY 23, 2013, 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
Camilla Eng, Commissioner
George Hovaguimian, Commissioner
Robert Lessin, Commissioner
Dana Perlman, Commissioner
Barbara Romero, Commissioner

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

CORRECTED COPY (Item No. 1 – New Project)

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 1.

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 agenzied 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-2011-2157-ZV-SPR**
CEQA: ENV-2011-2158-MND
Plan Area: Hollywood

Council District: 13 – Garcetti
Expiration Date: 5-23-13
Appeal Status: Appealable to City
Council

PUBLIC HEARING

Location: 1600, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1616 ½, 1618, 1618 ½, HIGHLAND AVENUE; 1600, 1606, 1612, 1616, 1622 N. MCCADDEN PLACE; 6709, 6757, 6757 ½, 6759, 6759 ½, 6761, 6763, 6765, 6767, 6773, 6775, 6777 W. SELMA AVENUE

Proposed Project:

The proposed project will include the construction of two mixed-use commercial and residential buildings ("Building A and Building B") that will include 248 residential units and 12,785 square feet of retail uses, for a total of 249,722 square feet. The project will include 134 residential units in Building A and 114 residential units in Building B. Both buildings will be constructed to a height of 6 stories (Building A will be 82' 6" in height and Building B will be 80' 6" in height). The project also incorporates a total of over 26,000 square feet of new open space. An on-site subterranean parking structure with grade-level enclosed parking will be constructed for each building, for a total of 538 parking spaces.

The site consists of 15 total parcels totaling 1.74 acres on three separate blocks (approximately 75,660 square feet). Existing uses on the site include surface parking lots.

The applicant seeks parking variances to reduce required parking (requesting 538 parking spaces in lieu of the required 584 parking spaces), a Site Plan Review, and City Planning Commission approval to be developed with an FAR above 3:1 per the D Limitation on the site for a total FAR of 3.60:1 in Building A and 2.99:1 in Building B.

Requested Actions:

1. Pursuant to Section 12.27 of the LAMC a Variance from Section 12.21 A.4 of the LAMC to permit 538 parking spaces in lieu of the required 584 parking spaces.
2. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more dwelling units.
3. Pursuant to the D Limitation for the site, City Planning Commission approval for a project which exceeds a 3:1 FAR for a total FAR of 3.6:1 for Building A pursuant to the D Limitation on the site.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration ENV-2011-2158-MND for the above referenced project.

Applicant: Robert Champion, Highland Selma Venture, LLC
Representative: Jerry Neuman - Sheppard, Mullin, Richter & Hampton, LLP

Recommended Actions:

1. Approve a Variance from Section 12.21 A.4 of the LAMC to permit 538 parking spaces in lieu of the required 584 parking spaces.
2. Approve the Site Plan Review Findings for a project which results in an increase of 50 or more dwelling units.
3. Approve a project which exceeds the allowable 3:1 FAR pursuant to the D Limitation on the site for a total FAR of 3:6:1 for Building A.
4. Adopt the Mitigated Negative Declaration ENV-2011-2158-MND for the above referenced project.

Staff: Debbie Lawrence (213) 978-1163

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.