

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 12, 2004, 9:30 A.M.
200 NORTH SPRING STREET - ROOM 1010, CITY HALL
LOS ANGELES, CALIFORNIA**

Joseph Klein, President
Mabel Chang, Vice President
Joy Atkinson, Commissioner
David L. Burg, Commissioner
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
Ernesto Cardenas, Commissioner

Con Howe, Director
Frank Eberhard, Deputy Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: NO. 2

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 EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

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.

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 World Wide Web at <http://www.lacity.org/dept/PLN/meetings/cpcagenda.htm>.

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 agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **CPC NO. 2002-2860-GPA-SP-SPE-CUB-ZAA-SPR** **Council District: 5**
CEQA: ENV-2000-3213-EIR **Location: 1015-1065 and 1000-1070**
Plan: Westwood **Glendon Ave., 1001-1029 Tiverton Ave., and**
 10870 Weyburn Ave.
 Appeal Status: Appealable to Council.
 Expiration Date: 2-12-04

Public Hearing completed on September 18, 2003.

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Circulation Element to redesignate Tiverton Avenue from a Secondary Highway to a Collector Street; and

Pursuant to procedures set forth in Section 11.5.7 G of the Municipal Code, **Specific Plan Amendments** to the following sections of the Westwood Village Specific Plan (Ordinance No.167,137):

- a. Section 3 to add a new subsection exempting projects within the Specific Plan area from the Commercial Corner Development regulations of the Municipal Code (Ordinance No. 175,223);
- b. Section 4 to add a definition of Mixed Use Project;
- c. Section 4 to add a definition of Unified Development;
- d. Figure 1 to add portions of the west side of Glendon Avenue into Subarea No. 2;
- e. Section 5 B 13 to add a new paragraph (b) to reduce the required lot area per dwelling unit from 800 square feet to 400 square feet and limit the number of dwelling units to a maximum of 350 units in Subarea No. 2;
- f. Section 5 B 14 to add a new paragraph to permit commercial uses along Tiverton Avenue in Subarea No. 2 in conjunction with a mixed use development, subject to limitations on commercial access, storefronts and signage;
- g. Section 7 B 6 to add a new paragraph to permit Floor Area Ratio averaging in Subarea No. 2;
- h. Section 8 B 1 to change the method of measuring height on lots over one acre to a measurement from the highest point of the roof structure or parapet wall to the elevation of the ground surface which is vertically below that point of measurement;
- i. Section 8 B 1 to permit a height of 65-feet as defined above, on lots over one acre within Subarea No. 2;
- j. Section 8 C 1 to permit Unified Developments in Subarea No. 2 to be up to 65-feet in height without requirement of a building step back above 40-feet in height;
- k. Amend Section 9 F to reduce the number of required bicycle parking spaces for the entire Specific Plan area from 1 bicycle parking space per five automobile parking spaces to 1 bicycle parking space per twenty automobile parking spaces; and

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from Section 10 E of the Westwood Village Specific Plan (Ordinance 167,137) to permit a 0-foot landscape buffer along Tiverton Avenue in lieu of the minimum 15-foot landscape buffer required (prior to the requested redesignation of Tiverton Avenue from Secondary

Highway to Collector Street); and

Pursuant to Section 12.24 W 1 of the Municipal Code, a **Conditional Use** for the sale or dispensing of alcoholic beverages including beer and wine. The applicant requests conditional use approval to sell a full line of alcoholic beverages for off-site consumption at two locations (i.e. retail drug store and market) and on-site consumption at three locations (i.e. restaurants); and

Pursuant to Section 12.28 of the Municipal Code, **Zoning Administrator Adjustments** from the following:

- a. Section 12.16 C 3 to permit a 0-foot side yard in lieu of the minimum 8-feet required;
- b. Section 12.16 C 3 to permit a 0-foot rear yard in lieu of the minimum 17-feet required;
- c. Section 12.21 G 2 to permit 9,600 square feet of open space for the portion of project on the west side of Glendon Avenue in lieu of the minimum 13,825 square feet required and 41,800 square feet on the east side of Glendon Avenue in lieu of the minimum 29,350 square feet required; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units.

The proposed project consists of the demolition of a surface parking lot and three structures composed of 41 dwelling units, commercial space and a theater and the construction of a **mixed-use development** on two sites - located on the east and west sides of Glendon Avenue, composed of 115,000 square feet of retail (supermarket, drugstore, and other retail), 350 apartment units (413,490 square feet), with 51,400 square feet of residential open space for the overall project, rising five stories above street level, over three levels of subterranean garage having 1,452 vehicle parking spaces and 73 bicycle parking spaces, on a 185,119 square foot lot, in the C4-2-D-O zone.

Applicant: Casden Properties, Inc., Ron Mayhew

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENTS, AND SPECIFIC PLAN EXCEPTION; DISAPPROVAL OF A SPECIFIC PLAN AMENDMENT TO SECTION 8 C 1 OF THE WESTWOOD VILLAGE SPECIFIC PLAN TO PERMIT UNIFIED DEVELOPMENTS IN SUBAREA NO. 2 TO BE UP TO 65-FEET IN HEIGHT WITHOUT REQUIREMENT OF A BUILDING STEP BACK ABOVE 40-FEET IN HEIGHT; APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS; AND APPROVAL OF THE ZONING ADMINISTRATOR ADJUSTMENTS AND THE SITE PLAN REVIEW FINDINGS.
Jon Foreman, (213) 978-1171

2. **AA-2003-0748-PMLA-1A**
CEQA: ENV-2000-3213-EIR
Plan: Westwood
Location: 1015-1065 and 1000-1070
 Glendon Ave., 1001-1029 Tiverton Ave.,
 and 10870 Weyburn Ave.
- Council District:** 5
Appeal Status: Further appealable to
 Council
Expiration Date: 2-13-04

PUBLIC HEARING

Applicant: Casden Glendon, LLC
Appellant(s): Teachers Insurance and Annuity Association of America, Michael S. Woodward, (TIAA-CKEF) - A1
Save Westwood Village, Laura Lake, et. al - A2

STAFF RECOMMENDS DENY THE APPEALS.
Betsy Weisman, (213) 978-1182.

After 1:00 p.m.

3. **CPC NO. 2003-6124-CU**
CEQA: ENV-2003-6125-MND
Plan: Hollywood
- Council District:** 5
Location: 603-609 N. Sycamore Ave.
Appeal Status: Appealable to Council
Expiration Date: 2-12-04

Public Hearing completed on December 12, 2003.

CONDITIONAL USE PERMIT, pursuant to Section 12.24 of the LAMC, for the following:

- a. Section 12.24 U 24 - to permit the construction, use and maintenance of a private school in the RD 1.5-1XL Zone;
- b. Section 12.24 F - modification of the area regulations to permit a 7-foot side yard along the northerly lot line in lieu of the minimum 10 feet required per Section 12.21 C-3(b) (Yards for Institutions);
- c. Section 12.24 F - modification of the area regulations to permit to a 10-foot rear yard in lieu of the minimum 15 feet required (as measured from the centerline of the alley) per Sections 12.09.1B 3 and 12.22 C10; and
- d. Section 12.24 F - modification of the height regulations to permit to a 35-foot in height building, including a 5-foot high metal safety fence to enclose a roof-top play deck, in lieu of the maximum 30 feet permitted per Section 12.21.1.

The proposed projects consists of the demolition of a 9-unit apartment building and construction, use and maintenance of a 15,488 sq. ft., 2-story addition to an existing 10,560 sq. ft. private school, with 9 on-site parking spaces. The school will continue to have its

current maximum enrollment of 160 children, from pre-nursery through eighth grade, in four classrooms, operating between 8 a.m. and 6 p.m., Monday through Friday, with occasional evening and weekend activities. The uses associated with the addition include classrooms, computer room, library, administrative offices, lounge, dining room, kitchen area, restrooms, staff area and a roof-top play deck.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174

Applicant: Rabbi Berish Golderberg, Yeshiva Torath Emeth Academy

4. DIRECTOR'S REPORT

- A. Briefing on new Expediting and Processing Section - Simon Pastucha
- B. Council actions and schedule.
- C. Other items of interest.

5. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. **CPC NO. 1992-0534-DA**
CEQA: EIR 90-0643-ZC-HD
Plan: Wilshire Community

Council District: 5
Location: 8720 Beverly Boulevard
Appeal Status: N/A
Expiration Date: N/A

ANNUAL REVIEW, of Cedars-Sinai Medical Center Development Agreement, for an area generally bounded by Beverly Boulevard between San Vicente Boulevard and Alfred Street; San Vincente Boulevard between Beverly Boulevard and Burton Way; Burton Way at Robertson Boulevard; and San Vincente Boulevard at Wilshire Boulevard.

STAFF RECOMMENDS NOTE AND FILE.
Larry Friedman, (213) 978-12225

6. 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.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 26, 2004,**
at the ***Marvin Braude San Fernando Valley Constituent Service Center,***
6262 Van Nuys Boulevard, First Floor Meeting Room ,
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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1247.