

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

CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 11, 2003, 9:30 A.M.
200 NORTH SPRING STREET - ROOM 1010, CITY HALL
LOS ANGELES, CALIFORNIA

Joseph Klein, President
Mabel Chang, Vice President

Director

Con Howe, Director
Frank Eberhard, Deputy

Joy Atkinson, Commissioner
Richard Brown, Commissioner
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner

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: 7 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 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/cpcagnda.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 agendaized 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

ND - Negative Declaration

1. DIRECTOR'S REPORT

- A. 25-Year Service Pin Presentation to Shirley Yost.
- B. Council actions and schedule.
- 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 NO. 2003-5659-CU** **Council District: 11**
CEQA: ENV-2003-5303-MND **Location:** 780-790 Swarthmore Avenue &
Plan: Brentwood-Pacific Palisades 15236 La Cruz Drive
Appeal Status: Further appealable to Council

Public Hearing completed on October 30, 2003.

CONDITIONAL USE REQUEST, pursuant to the provisions of Section 12.24-U, 24 of the Los Angeles Municipal Code, to permit construction of a two-story, 30-foot in height, 16,236 sq. ft. addition to an elementary school to be constructed on one lot nearby the existing Village School. Existing are grades K-6, ages 5-11, with a maximum enrollment of 290 students and hours of operation from 7 a.m. to 5:30 p.m., Monday through Friday. The school addition will have eight classrooms, a multipurpose room, 74 parking spaces in a two-story underground garage and, a play area. There will be no increase in student enrollment.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jon Perica, (213) 978-1306.

Applicant: The Village School

5. **CPC NO. 2003-0620-ZC-GPA-ZV-ZAA** **Council District: 13**
CEQA: ENV-2003-0622-MND **Location:** 4254-4310 Perlita Ave
Plan: Northeast Los Angeles **Appeal Status:** Zone change appealable to Council, if disapproved; Zone Variance appealable, if granted.

Public Hearing completed on September 12, 2003.

PROPOSED ZONE CHANGE, from R1-1 to RD1.5-1, for 4254-4310- Perlita Avenue; and

GENERAL PLAN AMENDMENT, from Low Density Residential to Low Medium II density Residential, for 4254-4310 Perlita Avenue and ADD AREAS, (fronting the west side of Perlita Street from Rigali Avenue on the south to Chevy Chase Drive on the north), and

VARIANCE, from Section 12.11 A to permit 20 parking spaces in lieu of the minimum 39 parking spaces required; and

ZONING ADMINISTRATOR'S ADJUSTMENT, from Section 12.14 C 2 to permit a 5-foot, 6-inch rear yard in lieu of the minimum 15 feet required, for the proposed demolition of four dwelling units and the proposed construction, use and maintenance of a 12-unit apartment, two-story (26 feet in height_, with 20 parking spaces. The overall project will result in a total

of 30 apartment units (18 existing units to remain and 12 proposed units). ADD AREAS: No project is proposed.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q) RD2-1/LOW MEDIUM II DENSITY RESIDENTIAL FOR 4254-4310 PERLITA AVENUE ONLY; DISAPPROVAL OF PLAN AMENDMENT FOR ADD AREAS; DISAPPROVAL OF VARIANCE AND ZONING ADMINISTRATOR'S ADJUSTMENT.
Lynda J. Smith, H(213) 978-1170

Applicants: Perlita Gardens, LLC
Director of Planning/Planning Commission Initiative - ADD AREAS

6. **CPC NO. 2002-2772-ZC-GPA** **Council District: 1**
CEQA: ENV-2003-3929-MND **Location:** Various
Plan: Northeast Los Angeles **Appeal Status:** N/A

Public Hearing completed on September 17, 2003.

PROPOSED ZONE AND HEIGHT DISTRICT CHANGES/GENERAL PLAN AMENDMENTS, from RD1.5-1-HPOZ and RD2-1-HPOZ to [T][Q] RAS 3-1VL-HPOZ/Low Medium II density Residential to General Commercial (Subareas 1 and 2); M1-1 to [T][Q]CM-1VL/Limited Manufacturing to Commercial Manufacturing (Subarea 3); PF-1 to [T][Q] CM-1VL/ Public Facilities to Commercial Manufacturing (Subarea 4); and R1-1-HPOZ to [T][Q] CM-1VL-HPOZ/Low density Residential to Commercial Manufacturing (Subarea 5), within the Northeast Los Angeles Community Plan for various locations surrounding the French Avenue Gold Line-Metro Rail Station (Heritage Square/Arroyo Station). Locations are generally bounded by Avenue 38 to the north, Marmion Way to the west and the Pasadena (110) Freeway to the east/southeast. No project is proposed. The proposed zone changes within the subareas will permit a combined maximum allowable density of 281 residential dwelling units and a maximum allowable total of 58,000 square feet of commercial space.

STAFF RECOMMENDS APPROVAL.
Terry Speth, (213) 978-1180

Applicant: City of Los Angeles

7. **CPC NO. 2000-5433-DA-GPA-SP-ZC-CA** **Council District: 9**
CEQA: N/A **Location:** Various
Plan: Central City **Appeal Status:** N/A

PUBLIC HEARING

PROPOSED STREETSCAPE PLAN, for the Los Angeles Sports and Entertainment District,

bounded by Figueroa Street from 7th Street to Venice Blvd., 12th Street from Figueroa Street to Flower Street, 11th Street from Cherry Street to Flower Street, and Olympic Boulevard from Cherry Street to Flower Street, to satisfy the intent and requirements for streetscape

implementation identified in the Los Angeles Sports and Entertainment District Specific Plan.

STAFF RECOMMENDS APPROVAL.

Ron Maben, (213) 978-1179

Applicant: City of Los Angeles

8. **CPC NO. 2003-7784-SP-CA**
CEQA: ENV-2003-8056-CE
Plan: Westwood

Council District: 5

Location: Various

Appeal Status: N/A

PUBLIC HEARING

PROPOSED AMENDMENTS, to the Westwood-Wilshire Scenic Corridor Specific Plan (Ordinance No. 155,044) to:

- a. Limit height on all projects to a maximum of 75 feet in height and eliminate the Conditional Use Permit procedure which currently allows a project to exceed 75 feet in height;
- b. Modify shadow study requirements as they currently relate to high-rise buildings above 75 feet in height;
- c. Delete references to the term “stories”;
- d. Clarify relationship of Specific Plan provisions to the Municipal Code; and
- e. Allow balcony enclosures to existing, nonconforming buildings, and

PROPOSED DRAFT ORDINANCE,(Exhibit B) to amend Section 12.24 V1 of the Los Angeles Municipal Code, which provides that the Area Planning commission is the initial decision-maker and the City Council is the appellate body for Conditional Use Permits for buildings over six stories or 75 feet in height within the Wilshire-Westwood Scenic Corridor Specific Plan, in order to be consistent with the proposed Specific Plan Amendments

STAFF RECOMMENDS APPROVAL OF THE PROPOSED AMENDMENTS AND THE DRAFT ORDINANCE, EXHIBIT B.

Betsy Weisman, (213) 978-1182.

Applicant: City of Los Angeles

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, December 18, 2003,**
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.