

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

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 8, 2005, 8:30 A.M.  
ROOM 1010 - CITY HALL  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA**

Jane Ellison Usher, President  
Andres F. Irlando, Vice President  
Diego Carodoso, Commissioner  
Regina M. Freer, Commissioner  
Robin R. Hughes, Commissioner  
Sabrina Kay, Commissioner  
Fr. Spencer T. Kezios, Commissioner  
William Roschen, Commissioner  
Michael K. Woo, Commissioner

Mark Winogrand, Interim Director  
Gordon Hamilton, Deputy Director  
Bob Sutton, Deputy Director

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

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

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. Note: Materials received after the mailing deadline will be placed in the official case file.***

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.

AGENDA 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 agendaed 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 90<sup>th</sup> 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. DIRECTOR'S REPORT**

- A. Council actions and schedule.
- B. 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-2005-4845-PUB-ZV-ZAA-ZAD  
CEQA: T.G. 674, C6**

**Plan:** Southeast Los Angeles





which result in an increase of 50 or more dwelling units; and

Pursuant to Section 13.08 E of the Municipal Code, a **Community Design Overlay Plan Approval** for a project located within the West Wilshire Boulevard Community Design Overlay District, for the proposed demolition of existing commercial space and construction of a mixed use project composed of 4,000 square feet of commercial floor area (2 commercial condominiums) and 78 residential condominium units, including 73 market rate units and 5 units to be dedicated as Very Low-Income dwelling units. The project will have 24 levels (303 feet in height) in which there will be 19-floors of residential and 5-levels of above grade parking garage, on a 22, 414 net square foot.

Applicant: California Landmark Group - Barrington LLC, Ken Kahan

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.  
Jim Tokunaga, (213) 978-1172.

7. **CPC-2005-203-CU-ZV-PA** **Council District: 6**  
**CEQA: AD-149-04 (Negative Declaration)** **Location: 16700 Roscoe Boulevard**  
**Plan: Reseda-West Van Nuys** **Appeal Status: Appealable to City Council**  
**Expiration Date: (Extended)**

**Continued from 11-17-05.**

LIMITED PUBLIC HEARING (CLOSED)

**Plot Plan Approval** in accordance with Section 2 of the Q Condition for the Van Nuys Airport for projects containing more than 10,000 square feet; and

**Conditional Use Permit** required for major projects containing more than 100,000 square feet in accordance with Section 12.24 U 14 of the Los Angeles Municipal Code; and

**Height Variance** from Section 12.21.1. A. 1 of the Los Angeles Municipal Code to allow a height of 52 feet for two hangers in lieu of the 45-foot height limit, for the proposed construction, use and maintenance of approximately 252,625 square feet of hanger space and 55,200 square feet of office space at Van Nuys Airport with 138,610 square feet of existing hanger and office space to be demolished. Construction is to occur in four phases and the demolition of existing structures is to be done in three phases.

Applicant: Air Sources, Inc.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.  
Marc Woerschling, (213) 978-1396.

8. **CPC-2005-1128-SPE-ZV-SPP** **Council District: 1**  
**CEQA: ENV-2004-5999-MND** **Location: 1329-1421 West Seventh Street**  
**Plan: Westlake** **Expiration Date: 12-08-05**  
**Appeal Status: Appealable to City Council**

Public Hearing completed on October 7, 2005.





Pursuant to Government Code Sections 65590 and 65590.1 a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.); and

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Venice Coastal Zone Specific Plan; and

Pursuant to Section 16.05 **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units, for the demolition of an existing Metro Bus terminal and the proposed construction of an approximately 255,766 square foot mixed use building varying in height from 3 to 5 stories, 30-feet to 56-feet in height consisting of 214 residential condominium units and 10,000 square feet of commercial floor retail space, including a 7,000 square foot health club, 1,000 square foot coffee shop and 2,000 square feet of neighborhood serving retail. The project includes 39 density bonus units, of which 17 will be affordable to very low income residents. The project will provide a total of 662 parking spaces including 341 spaces for residents, 59 spaces for guests and 262 spaces for the commercial tenants. Parking will be provided in two subterranean levels. The site is approximately 136,618 square feet in size. Note: A separate case has been filed (Vesting Tentative Tract No. 61526) for subdivision purposes which will require a separate public hearing before the Advisory Agency.

Applicant: Robert D'Elia, RAD Jefferson, LLC

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)CM1-1, APPROVAL OF THE MELLO ACT COMPLIANCE; DISAPPROVAL OF THE SPECIFIC PLAN EXCEPTION, COASTAL DEVELOPMENT PERMIT, ADJUSTMENT, PROJECT PERMIT COMPLIANCE AND THE SITE PLAN REVIEW.

Jon Foreman, (213) 978-1171

## 11. CONTINUATION OF DIRECTOR'S REPORT

- A. Report on Performance Audit of the Department of City Planning's Case Processing Function.
- B. Report on 2006-2007 Budget.

## 12. CONTINUATION OF COMMISSION BUSINESS

- A. Presentation of Department Website including Zoning Information and Map Access System (ZIMAS).

**NOTE: Due to the Christmas Holiday,**  
the next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, December 15, 2005,**  
at the **Marvin Braude San Fernando Valley Constituent Service Center,**  
**6262 Van Nuys Boulevard, First Floor Meeting Room ,**  
**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 Commission Executive Assistant at (213) 978-1247.