

Los Angeles City Council, **Journal/Council Proceedings**

Friday, **January 18, 2008**

John Ferraro Council Chamber, Room 340, City Hall - 10:15 am

- - - SPECIAL COUNCIL MEETING - - -

10:15 A.M. OR AS SOON THEREAFTER
AS COUNCIL RECESSES ITS REGULAR MEETING

ROLL CALL - Members present: Greuel, Hahn, Huizar, LaBonge, Parks, Rosendahl, Smith, Wesson, Zine and President Garcetti (10); Absent: Alarcon, Cardenas, Perry, Reyes, and Weiss (5).

ROLL CALL NUMBER (#) - INDICATES THE ORDER IN WHICH THE ITEMS WERE ACTED UPON DURING THE COUNCIL MEETING

Items for Which Public Hearings Have Been Held - Items 28-29

Roll Call #2 - Motion (Huizar - Hahn) Adopted, Ayes (12); Absent: Alarcon, Weiss and President Garcetti (3)

ITEM NO. (28) - MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATIONS - SEE FOLLOWING

[07-4099](#)

CD 14

CONSIDERATION OF APPEAL filed by David Seewack, AMP, LLC (Jim Ries, Craig Lawson & Co., LLC, Representative) from the entire determination of the Zoning Administrator in disapproving the following for property at 695 Santa Fe Avenue:

- a. Joint Live-Work Quarters for artists and artisans in the M3-1 zone.
- b. Variance to permit the buildable lot area to include the area for highway dedications and the area for yard setbacks.
- c. Variance to permit a 1.8 to 1 Floor Area Ratio (FAR) in lieu of the maximum allowable FAR of 1.5:1.
- d. Zoning Administrator's Adjustment for a reduction and the required rear setback to permit a zero feet setback in the required 15 feet setback.

ZA 2005-6616 ZV ZAA ZAD 1A

(On December 13, 2007 the City Planning Commission [CPC] failed to reach a consensus which resulted in a 3-3 vote and a failure to act on the above matters resulting in automatic reaffirmation of the Zone Administrator's Determination dated April 26, 2006) - (On January 8, 2008 pursuant to Charter Section 245, the Council adopted Motion [Huizar - LaBonge] asserting jurisdiction over the December 13, 2007, CPC's failure to act.)

Applicant/Appellant: David Seewack, AMP, LLC

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

TIME LIMIT FILE - JANUARY 29, 2008

(LAST DAY FOR COUNCIL ACTION - JANUARY 29, 2008)

(Planning and Land Use Management Committee Report to be submitted in Council. If public hearing is not held in Committee, an opportunity for public comment will be provided.)

(For background reports and materials related to this matter, contact the Legislative Assistant for the Planning and Land Use Management Committee at 213-978-1068.)

ADOPTED

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to appeal of Zoning Administrator's determination, Variance, Zoning Administrator's Adjustment and Site Plan Review for property at 695 South Santa Fe Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

- 1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. [07-4099](#) in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV 2005-6596 MND] filed on November 4, 2005.**
- 2. ADOPT the FINDINGS of Planning and Land Use Management Committee as the Findings of Council.**

3. **RESOLVE TO GRANT APPEAL** filed by David Seewack, AMP LLC (Jim Ries, Craig Lawson & Co., LLC, Representative) from the entire determination of the Zoning Administrator's disapproval, **THEREBY APPROVE:** (a) Zoning Administrator's Determination relative to a Joint Live-Work Quarters for artists and artisans in the M3-1 zone comprised of 180 Joint Live-Work Quarters project, with nine low income units and 18 moderate income units as volunteered by the applicant, 5,000 square feet of commercial floor area, and 370 parking spaces; (b) Variance to permit the buildable lot area to include the area for highway dedications and the area for yard setbacks; (c) Variance to permit a 1.8 to 1 Floor Area Ratio (FAR) in lieu of the maximum allowable FAR of 1.5:1; (d) Zoning Administrator's Adjustment for a reduction in the required side yard to permit a five feet setback in lieu of the ten feet required; and the reduction in the required rear yard setback to permit a zero feet setback in lieu of the required 15 feet setback; and (e) Site Plan review, for property at 695 South Santa Fe Avenue, subject to Conditions of Approval, as submitted by the applicant, approved by the Planning and Land Use Management Committee, and attached to the Committee report.

Applicant: David Seewack

ZA 2005-6616 ZV ZAA ZAD-1A

(On 12-13-07, the City Planning Commission [CPC] failed to reach a consensus with a vote of 3–3. [one Commissioner absent]. The Commission's failure to act resulted in the automatic reaffirmation of the Zoning Administrator's action dated April 26, 2006.) - (On 1-8-08, pursuant to Charter Section 245, the Council adopted Motion [Huizar - LaBonge] asserting jurisdiction over the 12-13-07, CPC's failure to act.)

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

TIME LIMIT FILE - FEBRUARY 7, 2008

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 6, 2008)

Roll Call #3 - Motion (Huizar - Hahn) Adopted, Ayes (12); Absent: Alarcon, Weiss and President Garcetti (3)

ITEM NO. (29) - MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATIONS – SEE FOLLOWING

[07-4099-S1](#)

CD 14

CONSIDERATION OF APPEAL filed by David Seewack, AMP, LLC (Jim Ries, Craig Lawson & Co., LLC, Representative) from the entire determination of the Deputy Advisory Agency in disapproving Vesting Tentative Tract No. 63403 for the proposed merger and re-subdivision of 13 parcels of flat land into a unified site for a maximum of 182 Joint Living and Working Quarters condominiums with 3,000 square feet of retail space and 307 parking spaces for property at 695 South Santa Fe Avenue.

VTT 63403-1A

(On December 13, 2007 the City Planning Commission [CPC] failed to reach a consensus which resulted in a 3-3 vote and a failure to act on the above matters resulting in automatic reaffirmation of the Deputy Advisory Agency's Determination dated April 26, 2006) - (On January 8, 2008 pursuant to Charter Section 245, the Council adopted Motion [Huizar - LaBonge] asserting jurisdiction over the December 13, 2007, CPC's failure to act.)

Applicant/Appellant: David Seewack, AMP, LLC

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

TIME LIMIT FILE - JANUARY 29, 2008

(LAST DAY FOR COUNCIL ACTION - JANUARY 29, 2008)

(Planning and Land Use Management Committee Report to be submitted in Council. If public hearing is not held in Committee, an opportunity for public comment will be provided.)

(For background reports and materials related to this matter, contact the Legislative Assistant for the Planning and Land Use Management Committee at 213-978-1068.)

ADOPTED

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal of Vesting Tentative Tract 63403 for property at 695 South Santa Fe Avenue.

Recommendations for Council action:

- 1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency in the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. [07-4099-S1](#) in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV 2005-6596 MND] filed on November 4, 2005.**
- 2. ADOPT the FINDINGS of Planning and Land Use Management Committee as the Findings of Council.**

3. **RESOLVE TO GRANT APPEAL** filed by David Seewack, AMP LLC (Jim Ries, Craig Lawson & Co., LLC, Representative) from the entire determination of the Deputy Advisory Agency's disapproval, **THEREBY APPROVE** Vesting Tentative Tract 63403 for the proposed merger and re-subdivision of 13 parcels of flat land into a unified site for a maximum of 180 Joint Live-Work Quarters project, with nine low income units and 18 moderate income units as volunteered by the applicant, 5,000 square feet of commercial floor area, and 370 parking spaces, for property at 695 South Santa Fe Avenue, subject to Conditions of Approval, as submitted by the applicant, approved by the Planning and Land Use Management Committee, and attached to the Committee report.

VTT 63403-2A

(On 12-13-07, the City Planning Commission [CPC] failed to reach a consensus with a vote of 3–3 [one Commissioner absent]. The Commission's failure to act resulted in the automatic reaffirmation of the Deputy Advisory Agency's Determination dated April 26, 2006.) - (On 1-8-08, pursuant to Charter Section 245, the Council adopted Motion [Huizar - LaBonge] asserting jurisdiction over the 12-13-07, CPC's failure to act.)

Fiscal Impact Statement: The Planning Department reports that there is no General Fund impact, as administrative costs are recovered through fees.

TIME LIMIT FILE - FEBRUARY 7, 2008

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 6, 2008)

Roll Call #1 - Motion (Huizar - Greuel) Adopted, Ayes (11); Absent: Alarcon, Cardenas, Reyes, and Weiss (4)

Item for Which Public Hearing Has Not Been Held - Item 30

(10 Votes Required for Consideration)

ITEM NO. (30) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS

[08-0087](#)

CD 14

ENVIRONMENTAL IMPACT REPORT, COMMUNICATION FROM THE DIRECTOR OF PLANNING, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to revisions to the Northeast Los Angeles Community Plan to correct the Northeast Community Plan land use designation for a part of Subarea 6320A and zone change.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AFFIRM that Environmental Impact Report (EIR No. 90-0615 CPR, State Clearing House No. 90010805) was reviewed and certified by the Council on June 15, 1999.
2. ADOPT the January 8, 2008, FINDINGS of Director of Planning as the Findings of the Council.

3. ADOPT the accompanying RESOLUTION to correct the Northeast Community Plan land use designation from Public Facility to Limited Manufacturing for part of Subarea 6320A (as depicted in the map attached to the Committee report), as part of the Community Plan Revision Program for Northeast Los Angeles.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the Director of Planning, effecting a zone change from PF1-1 to MR1-1 for part of Subarea 6320A, Ordinance No. 173539, (as depicted in the map attached to the Committee report), as a part of the Community Plan Revision Program for Northeast Los Angeles.

CPC 22490 & 87-242 CPR

Fiscal Impact Statement: None submitted by the Director of Planning. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

URGENCY CLAUSE - 12 VOTES REQUIRED

(Planning and Land Use Management Committee waived consideration of the above matter)

Councilmember Greuel moved, seconded by Councilmember Parks, that the Special Council meeting adjourn.

Ayes, Greuel, Hahn, Huizar, LaBonge, Parks, Rosendahl, Smith, Wesson, Zine and President Garcetti (10); Absent: Alarcon, Cardenas, Perry, Reyes and Weiss (5).

Whereupon the Special Council meeting did adjourn.

ATTEST: Frank T. Martinez, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL