

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

Wednesday, **June 18, 2008**

John Ferraro Council Chamber, Room 340, City Hall - 10:30 am

**- - - SPECIAL COUNCIL MEETING - - -**

10:30 A.M. OR AS SOON THEREAFTER  
AS COUNCIL RECESSES ITS REGULAR MEETING

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

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

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**Items for Which Public Hearings Have Been Held - Items 44-45**

**Roll Call #1 - Motion (Garcetti - Reyes) Adopted, Ordinance Over One Week, Ayes (10); Absent: Alarcon, Huizar, Smith, Weiss and Wesson (5)  
(Item Nos. 44-45)**

**ITEM NO. (44) - ADOPTED - ORDINANCE OVER ONE WEEK TO JUNE 25, 2008**

[08-0454-S1](#)

CD 13

MITIGATED NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to appeals on a Zone and Height District Change, Variances, Adjustments, Site Plan Review, and adoption of the Mitigated Negative Declaration for property at 5641-63 West Melrose Avenue and 5742-66 West Camerford 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. 08-0454-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 2006-6520-MND] filed on February 16, 2007.
2. ADOPT FINDINGS of the Planning and Land Use Management Committee as prepared by the Director of Planning, to be submitted, as the FINDINGS of the Council.

3. PRESENT and ADOPT the accompanying ORDINANCE, disapproved by the Director of Planning, effecting a Zone and Height District Change from C4-1D to (T)(Q)RAS3-1 with a height limit of 45 feet (on the Melrose Avenue parcels only) for property at 5641-63 West Melrose Avenue, subject to modified Conditions of Approval, to be submitted by the Director of Planning.

Applicant: Melrose/Camerford Avenue, LLC -  
Justin Barth

CPC-2006-6519-ZC-ZV-HD-ZAA-SPR-2A

4. NOT PRESENT and ORDER FILED the accompanying Ordinance approved by the City Planning Commission (CPC) on December 13, 2007 effecting a zone change from C4-1D to (T)(Q)RAS3-1 for the property at 5641-63 West Melrose Avenue.
5. RESOLVE TO GRANT IN PART/DENY IN PART APPEAL filed by Melrose/Camerford Avenue, LLC - Justin Barth (Michael Gonzales, Esq., Representative) from part of the decision of the CPC and THEREBY APPROVE the following, subject to Conditions of Approval, relative to the construction of an 85-unit residential condominium with 3,350 square feet of commercial space on a 50,659 net square foot site in the R3-1XL and (T)(Q)RAS3-1 zones with 139 residential parking spaces, including 15 guest parking spaces, and 19 commercial parking spaces for property at 5641-63 West Melrose Avenue and 5742-66 West Camerford Avenue:
  - a. A Variance to permit 38 residential units in the RAS3-1 zone in lieu of the otherwise permitted 29 units, or one dwelling unit for every 615 square feet of lot area in lieu of the required 800 square feet.
  - b. A Variance to permit a maximum height of 50 feet in lieu of 30 feet in the R3-1XL zone.
  - c. A Variance to permit 47 units in the R3-1XL zone in lieu of the otherwise permitted 33 units, or one dwelling unit for every 574 square feet of lot area in lieu of the required 800 square feet.
  - d. The Site Plan Review of the Applicant's Site Plan.
  - e. Sustain all other CPC actions on December 13, 2007 regarding this case, relative to approved Yard Adjustments in the R3-1XL and RAS3-1 zones.
6. RESOLVE TO DENY APPEAL filed by Douglas Haines on behalf of the La Mirada Neighborhood Association from part of the decision of the CPC and THEREBY APPROVE the action as stated in Recommendation No. 5 of the Committee report.
7. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
8. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

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

Community Impact Statement: Yes.\*

For Proposal: Hollywood Studio District Neighborhood Council

Against Proposal: Greater Wilshire Neighborhood Council

\*Please click on the above Council file No. hyperlink to view the whole text of the Community Impact Statement(s). Hard copies are available in the City Clerk's Office.

10 VOTES REQUIRED

TIME LIMIT FILE - JUNE 18, 2008

(LAST DAY FOR COUNCIL ACTION - JUNE 18, 2008)

**ITEM NO. (45) - ADOPTED- FORTHWITH**

[08-0454](#)

CD 13

MITIGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal on Vesting Tentative Tract (VTT) No. 66997 for property at 5641-63 West Melrose Avenue, 5742-66 West Camerford Avenue, and 704-24 North El Centro 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. 08-0454 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 2006-6520-MND] filed on February 16, 2007.
2. ADOPT FINDINGS as modified by the City Planning Commission (CPC) and further modified by the Planning and Land Use Management Committee as the FINDINGS of the Council.
3. RESOLVE TO GRANT IN PART/DENY IN PART APPEAL filed by Melrose/Camerford Avenue, LLC - Justin Barth (Michael Gonzales, Esq., Representative) from the entire decision of the CPC and THEREBY APPROVE VTT No. 66997 consisting of the merger of eight lots into two lots, subsurface and air space vacations as shown on the map, to permit the construction of an 85-unit residential condominium with 3,350 square feet of commercial space on a 50,659 net square foot site in the R3-1XL and (T)(Q)RAS3-1 zones with 139 residential parking spaces, including 15 guest parking spaces, and 19 commercial parking spaces for property at 5641-63 West Melrose Avenue, 5742-66 West Camerford Avenue, and 704-24 North El Centro Avenue, subject to modified Conditions of Approval.

Applicant: Melrose/Camerford Avenue, LLC - Justin Barth  
(Michael Gonzales, Esq., Representative)

VTT 66997-1A

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

Community Impact Statement: Yes.\*

For Proposal: Hollywood Studio District Neighborhood Council

Against Proposal: Greater Wilshire Neighborhood Council

\*Please click on the above Council file No. hyperlink to view the whole text of the Community Impact Statement(s). Hard copies are available in the City Clerk's Office.

TIME LIMIT FILE - JUNE 18, 2008

(LAST DAY FOR COUNCIL ACTION - JUNE 18, 2008)

## **Item for Which Public Hearing Has Not Been Held - Item 46**

(10 Votes Required for Consideration)

**Roll Call #2 - Motion (Zine - Reyes) Adopted, Ayes (10); Absent: Alarcon, Huizar, Smith, Weiss and Wesson (5)  
(Item Nos. 46a-d)**

### **ITEM NO. (46) - ADOPTED**

#### 08-1586

et al. FINAL MAPS in the various Council Districts.

Recommendation for Council action:

APPROVE the Final Maps and ADOPT the City Engineer Reports as detailed in the various listed Council files, including bonds, agreements, contracts and other related issues as specified:

#### 08-1586

CD 13

- a. FINAL MAP OF TRACT NO. 62412 located at 1622 West Rockwood Street, lying southerly of Rockwood Street and westerly of Belmont Avenue.  
(Bond No. C-113484)  
(Quimby Fee: \$48,832)  
Applicants: 1622 Rockwood Street Trust  
Nick Kazemi

#### 08-1585

CD 10

- b. FINAL MAP OF TRACT NO. 65089 located at 974-80 South Oxford lying easterly of Oxford Avenue and northerly of Olympic Boulevard.  
(Bond No. C-113483)  
(Quimby Fee: \$153,472)  
Applicants: 980 Oxford LLC  
TKIM Associates

[08-1587](#)

CD 11

- c. FINAL MAP OF TRACT NO. 60403 located at 512 Rose Avenue, lying southerly of Rose Avenue and easterly of Fifth Street.  
(Bond No. C-113485)  
(Quimby Fee: \$202,483)  
Applicants: John Garacochea  
Gary Safronoff

[08-1584](#)

CD 11

- d. FINAL MAP OF PARCEL MAP NO. 2005-0969 located at 43 East Ozone Avenue, lying northerly of Ozone Avenue and westerly of Pacific Avenue.  
(Bond No. C-113486)  
(Quimby Fee: \$10,244)  
Applicants: Mary Dorothy Line  
Piai Engineering, Inc.

## Closed Session - Item 47

**ITEM NO. (47) - CONTINUED TO JUNE 25, 2008**

**Roll Call #3 - Motion (Reyes - Zine) Adopted To Continue, Unanimous Vote (10); Absent: Alarcon, Huizar, Smith, Weiss and Wesson (5)**

[08-1573](#)

The City Council shall recess to Closed Session, pursuant to Government Code Section 54956.9(a), to confer with its legal counsel relative to the cases entitled World Wide Rush, LLC v. City of Los Angeles, United States District Court (USDC) Case No. CV 07-238 ABC (JWJx); In Plain Sight Media and the Roosevelt Hotel v. William H. Jackson, et al., USDC Case No. CV-07-1739 SJO (PJWx); Metro Lights v. City of Los Angeles, USDC Case No. CV 04-1037 GAF (EX); Paramount Contractors v. City of Los Angeles, USDC Case No. CV 07-159 ABC (JWJx); Yorkwood, LLC, Mazen I. Nazzai v. City of Los Angeles, John Crawford, J. Brenek and David R. Keim, USDC Case No. CV07-1035 MMM (CTx); Regency Outdoor Advertising/Virtual Media v. City of Los Angeles; Summit Media LLC v. City of Los Angeles, USDC Case No. CV-07-2649 RSWL (AJWx); Vista Media Group v. City of Los Angeles, et al., Los Angeles Superior Court (LASC) Case No. BC 388271; Clear Channel Outdoor, Viacom Outdoor and National Advertising v. City of Los Angeles, USDC Case No. CV02-7586 SVW (FMOx); Community Redevelopment Association, LLC, doing business as Liberty Media v. City of Los Angeles, USDC Case No. CV06-3414 SVW (FFMx); Community Redevelopment Association, LLC, a California Limited Liability Company, doing business as Liberty Media Group, Plaintiff v. City of Los Angeles, USDC Case No. CV 06-7537 MR (CWx); Blu Media Group, L.L.C. v. City of Los Angeles, et al., USDC Case No. CV07-7321-RGK (MANx); LA Outdoor Advertising, Inc. v. City of Los Angeles, USDC Case No. SACV-07-1398 AHS

(MLGx); Mort 15 Washington, LLC, Morton Kirshner, John 415 Washington, LLC, John Lieves, Al 415 Washington, LLC, Allen Sackler, Ron 415 Washington, LLC and Ronald Tamkin v. City of Los Angeles, John Crawford, J. Brenek and David R. Keim, USDC Case No. CV07-1051 AHM (SHx); City of Gardena v. City of Los Angeles, Clear Channel Outdoor, Inc., et al. LASC Case No. BS 112780; Regency Outdoor Advertising/Virtual Media v. City of Los Angeles, USDC Case No. CV 00-9913 FMC.

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

**President Garcetti moved, seconded by Councilmember Reyes, that the Special Council meeting adjourn.**

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

**Whereupon the Special Council meeting did adjourn.**

ATTEST: Karen E. Kalfayan, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL