

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

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY JULY 9, 2009 AFTER 8:30 A.M.  
CITY HALL 10<sup>TH</sup> FLOOR  
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

William Roschen, President  
Regina M. Freer, Vice President  
Sean O. Burton, Commissioner  
Diego Cardoso, Commissioner  
Robin R. Hughes, Commissioner  
Fr. Spencer T. Kezios, Commissioner  
Cindy Montañez, Commissioner  
Barbara Romero, Commissioner  
Michael K. Woo, Commissioner

S. Gail Goldberg, Director  
Vincent P. Bertoni, Deputy Director  
John M. Dugan, Deputy Director  
Eva Yuan-McDaniel, Deputy Director

James Williams, Commission Executive Assistant I

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4, 5 and 6.**

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 STAFF.**

***The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at [www.planning.lacity.org](http://www.planning.lacity.org) under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.***

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.

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 aenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

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 at [www.planning.lacity.org](http://www.planning.lacity.org). Click the Meetings and Hearings" link. **Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report  
CE - Categorical Exemption

ND - Negative Declaration  
MND - Mitigated Negative Declaration

**1. DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest
- D. Overview and discussion on Development Agreements:
  - Charles Rausch, Senior City Planner

**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-2008-4918-CA](#)  
CEQA: ENV-2008-4990-CE  
Plan Areas: All

Council Districts: All  
Expiration Date: N/A  
Appeal Status: N/A

**PUBLIC HEARING** – Continued from June 11, 2009

**Location:**  
Citywide

**Proposed Ordinance:**

A proposed ordinance to clarify the designation criteria for Historic-Cultural Monuments; strengthen provisions for Cultural Heritage Commission review of proposed demolitions, alterations and additions to City Historic-Cultural Monuments; provide earlier notification to private property owners of Cultural Heritage Commission actions; increase the size of the Cultural Heritage Commission to seven members; detail the purpose and duties of the Cultural Heritage Commission, and strengthen the ordinance's enforcement provisions.

**Requested Actions:**

1. Proposed Amendments to the Cultural Heritage Ordinance, Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171 et seq.
2. Adopt ENV-2008-4990-CE (Categorical Exemption).

**Applicant:** City of Los Angeles

**Recommended Actions:**

1. Adopt staff report as its report on the subject.
2. Adopt the findings included in Attachment 1.
3. Approve the proposed ordinance (Appendix A) and recommend its adoption by the City Council.
4. Adopt ENV-2008-4990-CE (Categorical Exemption) and find that pursuant to State of California CEQA Guidelines, Article 19, Sections 15308, Class 8 and 15331, Class 31, the project is categorically exempt.

**Staff:** Edgar Garcia, (213) 978-1189

5. [TT-62992-DB-M1-1A](#)  
CEQA: ENV-2005-8187-MND  
Plan Area: North Hollywood – Valley Village

Council District: 4  
Expiration Date: 7-9-09  
Appeal Status: Further  
appealable to City Council

**PUBLIC HEARING**

**Location:**  
11501 W. Hatteras Street

**Proposed Project:**

A maximum 8-unit residential condominium with 6 market rate units and two restricted affordable units.

**Requested Actions:**

1. An Appeal from the decision by the Advisory Agency in approving a modification to Condition 14 of TT-62992-DB-M1.
2. Consideration of Mitigated Negative Declaration No. ENV-2005-8187-MND.

**Applicant:** Pearlman Family Trust

**Appellant:** Same

**Recommended Actions:**

1. Grant the appeal, in part.
2. Sustain the action of the Advisory Agency in approving TT-62992-DB-M1.
3. Modify conditions of approval by modifying Condition No. 14.
4. Adopt the Findings of the Advisory Agency.
5. Adopt Mitigated Negative Declaration No. ENV-2005-8187-MND.

**Staff:** Fernando Tovar, (213) 978-1330

6. [CPC-2009-1771-CA](#)  
CEQA: ENV-2009-1772-CE  
Plans: All

Council Districts: All  
Expiration Date: N/A  
Appeal Status: N/A

**PUBLIC HEARING**

**Location:**  
Citywide

**Proposed Ordinance:**

A proposed ordinance that amends Sections 12.03, 12.21, and 91.8502.1 of the Los Angeles Municipal Code (LAMC) to specify that live/work units are primarily residential spaces with accessory commercial uses.

**Requested Actions:**

1. Approve proposed ordinance that amends Sections 12.03, 12.21, and 91.8502.1 of the Los Angeles Municipal Code (LAMC) to specify that live/work units are primarily residential spaces with accessory commercial uses.
2. Adopt ENV-2009-1772-CE (Categorical Exemption) as the CEQA clearance on the subject.

**Applicant:** City of Los Angeles

**Recommended Actions:**

1. Adopt the staff report as its report on the subject.
2. Adopt the findings included in Attachment 1.
3. Adopt ENV-2009-1772-CE (Categorical Exemption) as the CEQA clearance on the subject.
4. Approve the proposed ordinance (Appendix A) and recommend its adoption by the City Council.

**Staff:** Alan Bell, (213) 978-1322

7. [CPC-1995-336-CRA](#)  
CEQA: FEIR SCH No. 1997061065  
(including Statement of Overriding  
Considerations) FEIR SCH No.  
20051010072 (including Statement of  
Overriding Considerations) ADDENDUM  
to FEIR SCH No. 1997061065

Plan: Boyle Heights-Northeast Los  
Angeles  
Council Districts: 1 and 14  
Expiration Date: 7-27-09  
Appeal Status: Appealable to City  
Council

**PUBLIC HEARING – Not Required**

**Location:**

Irregularly-shaped portions of predominantly commercial and industrial areas that are generally bounded by the Los Angeles River to the west to the City of Monterey Park to the east, and from the City of Vernon city limit and Interstate 10 Freeway to the south to Valley Boulevard and Alhambra Avenue to the north.

**Proposed Project:**

Proposed Amendment to the Redevelopment Plan for the Adelante Eastside Redevelopment Project, pursuant to Community Redevelopment Law, including the creation of a biomedical focus area, by merging the Adelante Eastside Redevelopment Project Area with the Whiteside Redevelopment Plan Project Area (located in unincorporated Los Angeles County territory), and to enable the creation of a Joint Powers Authority (or other joint governance structure) for the focus area.

**Requested Actions:**

1. ADOPT a finding, pursuant to Section 33453 of the California Community Redevelopment Law, of conformity of the proposed Amendment to the Redevelopment Plan for the Adelante Eastside Redevelopment Project, Exhibit B-1, with the General Plan of the City of Los Angeles, including the Housing Element and applicable Community Plans (the Land Use Element of the City's General Plan).
2. FIND that the Community Redevelopment Agency of the City of Los Angeles, "CRA/LA," as the lead agency, certified a Final Environmental Impact Report for the existing Adelante Eastside Redevelopment Project on September 17, 1998 ("FEIR SCH No. 1997061065"), Exhibit A-1.
3. FIND that the Los Angeles County Board of Supervisors ("County"), as the lead agency, certified a Final Environmental Impact Report for the existing Whiteside Redevelopment Plan on September 26, 2006 (FEIR SCH No. 20051010072), Exhibit A-3.
4. FIND that there is no evidence in the record that any of the conditions in CEQA Guidelines Section 15162 are met because of the following:

On September 17, 1998, CRA/LA certified FEIR SCH No. 1997061065 for the Adelante Eastside Redevelopment Project; adopted the California Environmental Quality Act Findings and Statement of Overriding Considerations; approved the mitigation measures as proposed in FEIR SCH No. 1997061065; and adopted the Mitigation Monitoring and Reporting Program (all these documents are contained in Exhibit A-1). An Addendum dated September 2008 (Exhibit A-2), was produced by CRA/LA that demonstrates that no additional CEQA clearance is required at this time for FEIR SCH No. 1997061065 because neither the Project nor the circumstances surrounding it have changed such that the provisions of State CEQA Guidelines Section 15162 would require additional environmental review.

On September 26, 2006, the County of Los Angeles Board of Supervisors certified FEIR SCH No. 20051010072 for the Whiteside Redevelopment Plan; adopted the California

Environmental Quality Act Findings and Statement of Overriding Considerations; approved the mitigation measures as proposed in FEIR SCH No. 20051010072; and adopted the Mitigation Monitoring and Reporting Program (all these documents are contained in Exhibit A-3). No additional clearance is required at this time because neither the Project nor the circumstances surrounding it have changed such that the provisions of State CEQA Guidelines Section 15162 would require additional environmental review.

2. FIND that the City Planning Commission has reviewed and considered the information contained in the Adelante Eastside Redevelopment Project FEIR SCH No. 1997061065 (including the Statement of Overriding Considerations, Mitigation Measures, and Mitigation Monitoring Program, contained in Exhibit A-3), and Addendum dated September 2008 (Exhibit A-2) for the proposed Amendment to the Redevelopment Plan for the Adelante Eastside Redevelopment Project, as prepared by CRA/LA, the lead agency for the proposed Amendment, in its finding of conformity with the General Plan, and transmit FEIR SCH No. 1997061065 and Addendum to the City Council for consideration and appropriate action.
3. FIND that the City Planning Commission has reviewed and considered the information contained in the Whiteside Redevelopment Plan FEIR SCH No. 20051010072, including the Statement of Overriding Considerations, Mitigation Measures, and Mitigation Monitoring and Reporting Program (Exhibit A-3), as prepared by the County of Los Angeles Board of Supervisors, the lead agency, in its finding of conformity with the General Plan, and transmit FEIR SCH No. 20051010072 to the City Council for consideration and appropriate action.
4. FIND that, pursuant to Section 65402 of the Government Code, the acquisition and disposition of land, the vacation and abandonment of streets, the authorization of public buildings or structures, as authorized by the proposed Amendment in the hereinafter defined Merged Project Area conforms to the General Plan. (This determination shall not be deemed to constitute prior approval by the City Planning Commission that may be required by law for specific projects within the Merged Project Area).
5. ADOPT the Staff Report as the Commission's Report on this matter.
6. ADOPT the attached findings.
7. RECOMMEND that the City Council approve and adopt the proposed Amendment.

**Applicant:** Community Redevelopment Agency  
Representatives: Donna DeBrul-Hemer and Robert Manford

**Recommended Actions:**  
Same as Requested Actions.

**Staff:** Rojelio Flores, (213) 978-1478

8.

**CPC-2008-3374-MSC**

CEQA: Addendum to LA Sports &  
Entertainment Complex EIR (SCH#  
96091061)  
Plan: Central City

Council District: 9  
Expiration Date: 7-11-09  
Appeal Status: Not appealable

**PUBLIC HEARING** – Completed on May 11, 2009

**Location:**

The Los Angeles Convention Center and Sports Arena area generally bounded by Figueroa Street to the east, Venice Boulevard to the south, the 110 (Harbor) Freeway to the west and Chick Hearn Court to the north.

**Proposed Ordinance:**

An amendment to Ordinance 172,465 which currently regulates signage for the Los Angeles Convention and Exhibition Center and Staples Center (Arena), to allow for certain additional signage displays, reductions in certain other previously permitted signage throughout the project site, and to provide greater flexibility concerning the type of electronic signage permitted. The proposed amendment would permit the installation of signage on four buildings, including the Convention Center South and West Halls; Concourse; and Staples Arena.

**Requested Actions:**

1. Pursuant to 12.32 of the Municipal Code, an Amendment of a land use ordinance (Ordinance No. 172,465).
2. Pursuant to Section 21082.1(c)(3) of the California Public Resource Code, a finding that the March 5, 2009 Addendum to the Los Angeles Sports and Entertainment Complex Final EIR (SC #96091061) adequately describes the scope of the project and adequately demonstrates that no new significant environmental impacts will be created by the project.

**Applicant:** The Los Angeles Convention and Exhibition Center  
Representative: Pouria Abbassi

**Recommended Actions:**

1. Deny the amendment to Ordinance 172,465 proposed by the applicant.
2. Approve the amendment to Ordinance 172,465 proposed by the Department of City Planning.
3. Find that the previously certified Environmental Impact Report, and the March 5, 2009 Addendum thereto, adequately describes the Project and its environmental effects and that the approval of this Project will result in no new environmental effects beyond the scope of the previously analyzed in the EIR as certified by the City Council in its adoption in June 1997.
4. Adopt the attached Findings.
5. 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.

**Staff:** Craig Weber, (213) 978-1213

9. [CPC-2009-874-CDO-ZC](#)  
CEQA: ENV-2009-1487-ND  
Plan: Central City

Council District: 14  
Expiration Date: N/A  
Appeal Status: N/A

**PUBLIC HEARING** – Completed on June 10, 2009

**Location:**

The area comprised of all parcels fronting Broadway between 2<sup>nd</sup> Street and Olympic Boulevard.

**Proposed Project:**

The establishment of the Broadway Theater and Entertainment District Design Guide (a Community Design Overlay per Section 13.08 of the L.A.M.C.) that applies design guidelines and development standards for the rehabilitation of historic buildings; site planning; building design and massing; architectural features; landscaping, vehicular access and parking; and signage to improve the visual and aesthetic quality of the District; encourage pedestrian oriented development; support the reuse of historic theaters and complementary night-time uses; and foster Broadway as a regional entertainment destination within Downtown Los Angeles. A zone change imposing permanent “Q” Qualified Conditions will implement the goals and objectives of the Broadway Theater and Entertainment District Design Guide is also proposed.

**Requested Actions:**

1. Pursuant to Section 12.32(S) of the Municipal Code, the adoption of a Community Design Overlay District with corresponding design guidelines and development standards.
2. Pursuant to Section 12.32(C) of the Municipal Code, a Zone Change to those parcels lying within the Broadway Theater and Entertainment Design Guide boundary from C2-4D to [Q]C2-4D-CDO, from [Q]C4-4D to [Q]C4-4D-CDO, and from C5-4D to [Q]C5-4D-CDO.
3. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, the adoption of the Negative Declaration No. ENV-2009-1487-ND for the above project.

**Applicant:** City of Los Angeles

**Recommended Actions:**

1. Approve the staff report and ADOPT attached findings.
2. Approve Negative Declaration No. ENV-2009-1487-ND dated May 22, 2009.
3. Approve the proposed Broadway Theater & Entertainment Design Guide (CDO) boundaries.
4. Recommend that the City Council adopt the Ordinance establishing the CDO boundaries.
5. Approve the proposed Broadway Theater & Entertainment Design Guide Design Guidelines and Standards.
6. Approve and recommend that the City Council adopt the Zone Change Ordinance to institute the recommended Qualifying Conditions.

**Staff:** Patricia Diefenderfer (213) 978-1179

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, July 23, 2009**,  
**Van Nuys City Hall, 14410 Sylvan Street**  
**Council Chamber, 2<sup>nd</sup> Floor**  
**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. 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 Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).