

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

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 08, 2004 8:30 A.M.  
ROOM 340 - COUNCIL CHAMBERS - CITY HALL  
200 NORTH SPRING STREET  
LOS ANGELES, CALIFORNIA**

VACANT, President  
Mabel Chang, Vice President  
Joy Atkinson, Commissioner  
David L. Burg, Commissioner  
Ernesto Cardenas, Commissioner  
Dorene Dominguez, Commissioner  
Mitchell B. Menzer, Commissioner  
Bradley H. Mindlin, Commissioner  
Thomas E. Schiff, Commissioner  
Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

Con Howe, Director  
Frank Eberhard, Deputy Director  
Gordon Hamilton, Deputy Director  
Bob Sutton, Deputy Director

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: NO. 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 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.***

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/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 agenda item 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.
- C. Presentation of a 20-Year Service Pin to Denise Bell.

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. **CPC-86-0406-DA**                      **Council District: 6**  
**CEQA: EIR 83-0282-SUB-CUZ-**      **Location: 5999, 6060, 6080 and 6100 Center**  
**ZV**                                              **Drive, 6601 and 6701 Center Drive West,**  
**Plan: Westchester-Playa Del Rey**      **6801 and 6833 Park Terrace Drive.**

INFORMATION ONLY

**ANNUAL REVIEW**, of Howard Hughes Center Development Agreement, for the period of November 2002 through November 2003.

STAFF RECOMMENDS RECEIVE AND FILE.  
Theodore L. Irving (213) 978-1216.

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 agendaized 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. 2003-1779-CDO-ZC**

**CEQA:** ENV-2003-1780-ND

**Plan:** Wilshire

**Council District:** 4

**Location:** Various

**Appeal Status:** N/A

**Expiration Date:** N/A

Public Hearing completed on May 24, 2004.

COMMUNITY DESIGN OVERLAY DISTRICT, for the Miracle Mile Community, instituting design guidelines and standards and associated Zone Changes, which restrict signage and place design controls on site planning, building orientation, articulation, massing and building materials on all commercially zoned properties along Wilshire Boulevard from Sycamore Avenue to Fairfax Avenue.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.

Faisal Roble, (213) 978-1168.

**5. CPC NO. 2003-5865-ZC-GPA-SP-DA**

**CEQA:** ENV-2002-6129-EIR

**Plan:** Westchester-Playa del Rey

**Council District:** 11

**Location:** 12200 W. Jefferson Boulevard

**Appeal Status:** Zone Change is further appealable, if disapproved.

**Expiration Date:** Extended

Public Hearing completed on May 6, 2004.

GENERAL PLAN AMENDMENT/ZONE CHANGE, from Light Industrial, High Medium Residential and Regional Mixed Use Commercial/M(PV), R4(PV) and C2(PV) to Community Commercial and High Medium Residential/C2(PV) and R4(PV); and

SPECIFIC PLAN AMENDMENTS, to the text of the Playa Vista Area D Specific Plan (Ordinance No. 160523); and

DEVELOPMENT AGREEMENT, between the City of Los Angeles and Playa Capital Company, LLC, for The Village at Playa Vista, second phase of a two phase mixed use development project consisting of a mixed use community (the "Urban Development Component") and a Riparian Corridor (the "Habitat Creation/Restoration Component"). The Urban Development Component will include 2,600 dwelling units, 175,000 square feet of office space, 150,000 square feet of retail space and 40,000 square feet of community

serving uses on a 99.3 acre site. The proposed project also proposes an Equivalency Program that will allow flexibility to exchange a maximum of 125,000 square feet of office development for up to 56,832 square feet of retail uses or up to 200 assisted living units or a combination thereof. A total of 11.4 acres of parks, 1.0 acres of on-site bicycle lanes and 0.4 acres of passive open space is also proposed for the Urban Development Component. The Habitat Creation/Restoration Component includes a total of 11.7 acres, of which the Riparian Corridor involves approximately 6.7 acres, with the restoration of the adjoining portion of the Westchester Bluffs, occurring over the remaining 5 acres. *(Note this case is concurrent with Vesting Tentative Tract Map No. 60110).*

Applicant: Playa Capital Company, LLC, Doug Moreland

STAFF RECOMMENDS APPROVAL OF GENERAL PLAN AMENDMENT/ZONE CHANGE TO COMMUNITY COMMERCIAL AND HIGH MEDIUM DENSITY RESIDENTIAL/C2(PV) AND R4(PV); APPROVAL OF THE SPECIFIC PLAN AMENDMENTS AND APPROVAL OF THE DEVELOPMENT AGREEMENT..  
Marc Woerschling, (213) 978-1396.

- |           |                                                                                                                                |                                                                                                                                                             |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6.</b> | <b><u>VESTING TENTATIVE TRACT NO. 60110-1A</u></b><br><b>CEQA:</b> ENV 2002-6129-EIR<br><b>Plan:</b> Westchester-Playa del Rey | <b>Council District:</b> 11<br><b>Location:</b> 12200 W. Jefferson Boulevard<br><b>Appeal Status:</b> Not further appealable<br><b>Expiration Date:</b> N/A |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### PUBLIC HEARING

APPEALS, of the Decision of the Deputy Advisory Agency's decision approval Vesting Tract Map No. 60110, to create 76 lots, including five with parks and open spaces, for the proposed second phase (The Village at Playa Vista) of the Playa Vista project. *(Note, this case is concurrent with CPC NO. 2003-5865-ZC-GPA-SP-DA).*

Appellants: (1) Ballona Ecosystem Education Project with the Ballona Wetlands Land Trust  
(2) Gabrielino/Tongva Indians of California Tribal Council, San Gabriel Band of Mission Indians and the Native American Heritage Commission.

Applicant: Playa Capital Company, LLC, Doug Moreland

STAFF RECOMMENDS DENY THE APPEALS.  
Marc Woerschling, (213) 978-1396.

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, July 22, 2004,**  
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.