

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 12, 2005, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA**

Mabel Chang, President
David Burg, Vice President

Con Howe, Director
Frank Eberhard, Deputy

Joy Atkinson, Commissioner
Director

Gordon Hamilton, Deputy

Ernesto Cardenas, Commissioner
Director

Bob Sutton, Deputy

Director

Susan Cline, Commissioner
Mary George, Commissioner
Michael M. Mahdesian, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: Nos. 5, 6, 7, AND 8.

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 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 90th 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. Briefing on school construction program by the Los Angeles Unified School District.
- B. Council actions and schedule.
- C. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar
- C. 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-2004-6833-CU** **Council District: 9**
CEQA: ENV-2004-6834-MND **Location:** 3434 South Grand Avenue
Plan: Southeast Los Angeles **Appeal Status:** Appealable to Council
Expiration Date: May 29, 2005

Public Hearing completed on March 18, 2005.

Pursuant to Section 12.24 U 6 of the Municipal Code, a **CONDITIONAL USE** to permit an education institution (university) in the MR-12 zone, for the proposed change of use of an existing 4-story, 286,000 sq. ft. office/warehouse building and one-story, 61,000 sq. ft. warehouse building to educational and university related uses in conjunction with the University of Southern California, providing 17 on-site parking spaces, with access to the adjacent University Parking Center, containing approximately 2,000 additional parking spaces. The proposed uses include offices, instructional space, a data center, an ancillary café (for use by occupants of the building), warehouse uses, central food production and fabrication, and storage of theatrical sets. The 61,000 sq. ft. building will be used for possible fabrication and storage of theatrical sets, photographic dark rooms and other university related uses. The site is a 3.97 net acre parcel.

Applicant: USC-CEC, Inc.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174

5. **CPC-2004-4970-CU-ZV** **Council District: 1**
CEQA: ENV-2004-4971-MND **Location:** 510 N. Cottage Home Street
Plan: Central City North **Appeal Status:** Appealable to Council
Expiration Date: March 10, 2005

Continued from April 14, 2005.

LIMITED PUBLIC HEARING

CONDITIONAL USE, pursuant to Section 12. 24 U 24 of the Municipal Code to permit the construction, continued use and maintenance of a private high school in the [Q]R3-1 Zone; and

VARIANCE, pursuant to Section 12.27 of the Municipal Code, from Section 12.21 A 4 d to allow 76 parking spaces in lieu of the minimum 261 spaces required, for the proposed expansion of a private school, including the demolition of an existing gymnasium and the construction of a 47,462 sq. ft. building that includes a new gymnasium,

classroom/laboratory facilities and offices. The school will accommodate a maximum of 840 students, grades 9 through 12.

Applicant: Cathedral High School.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Jim Tokunaga, (213) 978-1174.

- | | |
|--|---|
| 6. <u>CPC-2005-0361-CA</u>
CEQA: ENV-2005-0362-CE
Plan: South and Southeast Los Angeles | Council Districts: 8 and 9
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
|--|---|

PUBLIC HEARING

PROPOSED ORDINANCE, APPENDIX A, to bring development standards for residential development in the planned residential and commercial areas of the South and Southeast Los Angeles Community Plans into conformance with those consistent with the area's urban character and to create incentives for the production of housing in an area, generally bounded by the 10 Freeway on the north, and both sides of the streets of the following: Figueroa Street on the west, Martin Luther King Jr. Boulevard on the south and Central Avenue on the east.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE , APPENDIX A.
Jane Blumenfeld, (213) 978-1372.

- | | |
|--|---|
| 7. <u>CPC NO. 2005-1122-CA</u>
CEQA: ENV-2005-1123-CE
Plan: South and Southeast Los Angeles | Council Districts: 8 and 9
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
|--|---|

PUBLIC HEARING

PROPOSED ORDINANCE, APPENDIX A, to add provisions for a floor area bonus provided that suitable amounts of affordable housing are provided in the residential and commercial planned areas that are within a Community Redevelopment Project Area, bounded on the north by the 10 Freeway, and on both sides of the following streets: Figueroa Street on the west, Martin Luther King Jr. Boulevard on the south, and Central Avenue on the east.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE, APPENDIX A.
Jane Blumenfeld, (213) 978-1372

8. **CPC-2005-1124-CA** **Council District:** 8 and 9
CEQA: ENV-2005-1125-CE **Location:** Various
Plan: South and Southeast Los Angeles **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE, APPENDIX A, to require all new residential projects in Redevelopment Project Areas in the commercial and residential planned areas in portions of the South and Southeast Los Angeles Community Plan areas to conform to Design and Streetscape Guidelines.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE, APPENDIX A.
Jane Blumenfeld, (213) 978-1372.

9. **CPC-2003-6962-ZC** **Council District:** 15
CEQA: ENV-2005-1781-ND **Location:** Various
Plan: Wilmington-Harbor City **Expiration Date:** N/A
Appeal Status: N/A

Public Hearing completed on April 12, 2005.

ZONE CHANGE, adding new “Q” Conditions to regulate open storage uses on certain industrially zoned parcels between the Harbor (I-110) Freeway on the west, Lomita Boulevard on the north, Harry Bridges Boulevard and Alameda Street to the south, and Alameda Street to the east, and parcels between Alameda Street, the San Diego Freeway and the City of Carson.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Jeff Pool, (213) 978-1165.

10. **CPC-2005-1081-CA**
CEQA: ENV-2005-1781-ND
Plan: Wilmington-Harbor City
- Council District:** All
Location: Citywide
Expiration Date: N/A
Appeal Status: N/A

Public Hearing completed on April 12, 2005.

PROPOSED DRAFT ORDINANCE, amending the Los Angeles Municipal Code, to establish new regulations for Cargo Container Storage Yards in the Light (M2) and Heavy Industrial (M3) Zone.

Applicant: City of Los Angeles

STAFF RECOMMENDS OF THE PROPOSED ORDINANCE.
Jeff Pool, (213) 978-1165

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on THURSDAY, MAY 26, 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. 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.