

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 18, 2005, 8:30 A.M.
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA**

Mabel Chang, President
David Burg, Vice President
Joy Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Susan Cline, Commissioner
Mary George, Commissioner
Michael M. Mahdesian, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner

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

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: No. 5.

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

1. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. 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.

levels. The site is 169,498 square feet in area. Note: An additional application (Tentative Tract No. 62205) has been filed for condominium purposes and will require a separate action by the Advisory Agency.

Applicant: Ben Besley, The Olson Company

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT/ZONE CHANGE TO GENERAL COMMERCIAL/RAS4-1, APPROVAL OF VARIANCE, DISAPPROVAL AS FILED OF THE VARIANCE REQUEST FOR SIGNAGE, APPROVAL OF ADJUSTMENTS, COASTAL DEVELOPMENT PERMIT SUBJECT TO CONDITIONS AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.
Jon Foreman, (213) 978-1171.

5. **CPC-2000-5433-DA-GPA-SP-SUB-ZC-M1** **Council District:** 9
CEQA: ENV-2005-4686-CE **Location:** Various
Plan: Central City **Appeal Status:** Appealable to Council by applicant if disapproved.
Expiration Date: N/A

PUBLIC HEARING

Pursuant to Section 65868 of the State Government Code and the City implementing procedures, an **Amended and Restated Development Agreement** to implement technical amendments to the Development Agreement, dated December 11th, 2001, by and among L.A. Arena Land Company, Inc. and Flower Holdings, LLC (collectively, the "Developer") and the City of Los Angeles, as amended by that certain Amendment to Development Agreement dated December 10, 2003, to clarify the rights and obligations of the Developer and its successors, assignees and transferees; to define a process for determining satisfaction of the affordable housing and childcare requirements; and to replace the City's lien and specific performance rights for non-public improvements with other enforcement rights as they relate to development of the Project, located in an area generally bounded by Olympic Blvd. to the north, Cherry St. to the west, 11th St. to the south, Figueroa St. to the east; and an area bounded by 11th St. to the north, Figueroa St. to the west, Pico bl. to the south and Flower St. to the east. No change to the existing entitlements are proposed as part of this action. The development plan for the properties consists of 4,000,000 square feet of floor area, which includes a minimum of 1,400 hotel rooms, a minimum of 500 residential units, retail, office, entertainment, restaurant, and convention center related uses.

Applicant: L.A. Arena Land Company, Inc. and Flower Holdings, LLC.

STAFF RECOMMENDS APPROVAL OF THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT AS MODIFIED.
Kevin Keller, (213) 978-1211.

The next regular meeting of the City Planning Commission will be held at **8:30 a.m. on THURSDAY, SEPTEMBER 8, 2005,** in **Room 1010, City Hall, 200 North Spring Street,** **Los Angeles, California 90012**

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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.