

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, SEPTEMBER 11, 2008, 8:30 A.M.  
ROOM 1010 - CITY HALL  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA**

Jane Ellison Usher, President  
William Roschen, Vice President  
Diego Cardoso, Commissioner  
Regina M. Freer, Commissioner  
Robin R. Hughes, Commissioner  
Fr. Spencer T. Kezios, Commissioner  
Ricardo Lara, Commissioner  
Cindy Montañez, Commissioner  
Michael K. Woo, Commissioner  
Lourdes Sanchez, Commission Executive Assistant I

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: No. 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. .** Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

*In November 2006, the Commission 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.*

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items. **Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

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 W world Wide Web at [www.planning.lacity.org](http://www.planning.lacity.org). **Click the "Meetings and Hearings" quick link. CPC agenda are available under any of the seven service areas.**

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 agenzized 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.**

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.
- B. Legal actions and rulings update
- C. Other items of interest
  - 1) Zoning Code Update

**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-2007-1096-GPA-ZC](#)  
CEQA: ENV-2007-43-MND  
Plan: Wilmington-Harbor City

Council District: 15  
Expiration Date: 11-11-08  
Appeal Status: Appealable to Council

**PUBLIC HEARING**

**Location: 505 N. Marine Avenue**

**Requested Action:**

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Geographic Area 2) to the Wilmington-Harbor City Community Plan from Low Medium II Residential to Community Commercial.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]RD1.5-1XL-O (Restricted Density Multiple Dwelling Zone) to C2-1XL-O.

**Proposed Project:**

Change of use of an Assembly Hall to an Import/Export Business within an existing one-story, 10,323 square foot building, providing 40 surface parking spaces, with proposed hours of operation Monday thru Saturday from 6:00 a.m. to 6 p.m. on an approximately 26,070 square foot site.

Applicant: Glen Lund  
Representative: Raymond Medak

STAFF RECOMMENDS DISAPPROVAL.  
Madhu Kumar, (213) 978-1162

5. [CPC-2002-5255-DA-M1](#)  
CEQA: ENV-1997-0177-MND-REC1,  
ENV-2008-3446-CE  
Plan: Westwood

Council District: 5  
Expiration Date: 11-02-08  
Appeal Status: Appealable to Council

**PUBLIC HEARING**

**Location: 10804-10820 Wilshire Boulevard**

**Requested Action:**

Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a modification to a **Development Agreement** between Fifield Companies and the City of Los Angeles to provide reasonable assurances to the Applicant with respect to its ability to implement the requested Development Agreement Approvals, with the Applicant providing the City with certain public benefits.

**Proposed Project:**

Amendment to an existing development agreement to allow for community improvements, such as street resurfacing, sidewalk repair, traffic improvements, traffic studies and educational programs, street lighting, recreation facilities, community facilities and related improvements.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.  
Christopher Koontz, (213) 978-1193

6. [CPC-2008-2315-CA](#)  
CEQA: ENV-2008-2316-ND  
Plan: Citywide

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

**PUBLIC HEARING**

**Location:** Citywide

**Requested Action:**

Amendment to Section 13.11 B of the Los Angeles Municipal Code to clarify the purpose and scope of the SN Sign District.

**Proposed Project:**

A proposed ordinance (Appendix A) amending Section 13.11 B of the Los Angeles Municipal Code to clarify the purpose and scope of the SN Sign District.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.  
Michael O'Brien, (213) 978-1346

7. [CPC-2007-2952-GPA](#)  
CEQA: ENV-2008-2329-ND  
Plan: Wilmington-Harbor City

Council District: 15  
Expiration Date: N/A  
Appeal Status: N/A

Public hearing completed on May 12, 2008

**Location:** Cushing Avenue between Grant Street and Southern Pacific Drive

**Requested Action:**

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Section 555, a General Plan Amendment to the Wilmington-Harbor City Community Plan and Transportation Element of the General Plan to re-designate Cushing Avenue, between Grant Street and Southern Pacific Drive from a Collector Street to a Local Street.

**Proposed Project:**

General Plan Amendment to re-designate a portion of Cushing Avenue from a Collector Street to a Local Street.

Applicant: City of Los Angeles

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

8. [CPC-2008-783-ZC-HD](#)  
CEQA: ENV-2008-783-ZC-HD  
Plan: Wilshire

Council District: 4  
Expiration Date: 09-11-08  
Appeal Status: Appealable to Council

Public hearing completed on August 12, 2008.

**Location:** The area along the west and east sides of Larchmont Boulevard generally bounded by First Street to the south and Beverly Boulevard to the north.

**Requested Action:**

Pursuant to Section 12.32(C) of the Municipal Code, a **Zone and Height District Change** to those parcels lying within the project area from [Q]C2-1VL to [Q]C2-1D.

**Proposed Project:**

A Zone and Height District Change from [Q]C2-1VL to [Q]C2-1D. The zone change imposes [Q] Qualified Conditions and "D" Development Limitations that would apply to all commercially zoned lots within the subject area. The regulations would place limits on building heights; require a 5-foot front yard setback and ground-floor commercial uses; place limits on the width of linear street frontage for individual businesses; and impose other urban design standards and development regulations aimed at preserving the character and scale of the area.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.  
Kevin Keller, (213) 978-1211

***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.***

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, SEPTEMBER 25, 2008,**  
at the **Van Nuys City Hall, 14410 Sylvan Street**  
**Council Chamber, 2<sup>ND</sup> Floor**  
**Van Nuys, CA 91401**

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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 Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).