

**CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY, JUNE 11, 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  
Michael K. Woo, Commissioner  
Vacant, 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, 6 and 9.**

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 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.**

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

**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. **VTT-68577-CN-1A**  
CEQA: ENV-2007-1620-EIR,  
SCH No. 2007091074  
Plan Area: Wilshire

Council District: 5  
Expiration Date: 6-17-09  
Appeal Status: Further  
appealable to City Council

## **PUBLIC HEARING**

### **Location:**

300-322 S. Wetherly Drive and 301-323 S. Almont Drive

### **Requested Actions:**

Appellant No. 1 is appealing the entire decision by the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 68577-CN including the adoption of the EIR stating that there are significant scenic view impacts, the project is incompatible in scale and character with the neighborhood, street capacity is inadequate, and the project constitutes spot zoning.

Appellant No. 2 is appealing the entire decision by the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 68577-CN including the EIR stating that Burton Way Hotels, LLC will be severely prejudiced and that the DAA's approval was arbitrary and erroneous.

### **Proposed Project:**

Vesting Tentative Tract Map No. 68577-CN to permit a one-lot subdivision for the construction of a 95-unit residential condominium with 238 residential parking spaces, including 48 guest parking spaces, and 9 additional parking spaces for surrounding neighbors, on a 55,978 net square foot site in the proposed [Q]R4-2-O Zone. Also a request for haul route approval. The proposed project will be composed of one 14-story building (180-feet tall), approximately 255,378 square feet in total with a Floor Area Ratio of 4.5:1. The proposed project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification. The tract approval includes Certification of Environmental Impact Report (EIR), Case No. ENV-2007-1620-EIR, for the referenced Project, adoption of the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and adoption of a Statement of Overriding Considerations.

|                     |                                     |
|---------------------|-------------------------------------|
| <b>Applicant:</b>   | MCLV Properties, LLC                |
|                     | Representative: Michael Laughlin    |
| <b>Appellant #1</b> | Burton Way Foundation               |
|                     | Representative: Harald Hahn         |
| <b>Appellant #2</b> | Burton Way Hotels                   |
|                     | Representative: Carlyle W. Hall Jr. |

### **Recommended Actions:**

1. Recommend that the City Planning Commission grant in part, deny in part the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 68577-CN.
2. Deny the appeals.
3. Modify the Department of Transportation Conditions as stipulated herewith; and
4. Find that the information contained in the Final Environmental Impact Report has been reviewed and considered by City Planning Commission, find that the Final Environmental Impact Report adequately describes the potential impacts of the Project and no additional environmental clearance is necessary; and find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met.

**Staff:** Sarah Molina (213) 473-9983

5. [CPC-2008-2932-GPA-ZC-HD-ZAD-CUB-SPR](#)  
CEQA: ENV-2007-4063-EIR  
Plan: North Hollywood - Valley Village,  
North Sherman Oaks -Van Nuys  
Council District: 2

Expiration Date: 8-26-09  
Appeal Status: ZAD, CUB, SPR  
appealable to City Council. ZC and HD  
appealable by applicant if disapproved  
in whole or in part

**PUBLIC HEARING** – Completed on March 23, 2009 – **Continued from May 28, 2009**

**Location:**

13075 Victory Boulevard

**Requested Action:**

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Major Plan Review, South Valley Geographic Area) to the North Hollywood - Valley Village Community Plan from Neighborhood Office Commercial land use to Community Commercial land use;
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change to the entire site from [Q]C2-1VL to (T)(Q)C2-2 in order to modify existing Q-conditions to permit a mixed-use development;
3. Pursuant to Section 12.32 of the Municipal Code a Height District Change from Height District 1-VL (maximum three stories or 45 feet) to Height District 2 (unlimited height) to permit a maximum Floor Area Ratio (FAR) of 6:1, and a maximum height of 125 feet;
4. Pursuant to Section 12.24 of the Municipal Code, a Conditional Use for the following:
  - a. Section 12.24. W 1 to permit the on-site and off-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of restaurants (a combined total of 100,000 net square feet), one supermarket (45,000 net square feet), and a full service 230-room Hotel (151,500 net square feet);
  - b. Section 12.24 W 18 (a) to permit entertainment uses in the C2 zone;
  - c. Section 12.24 W 24 (a) to permit hotels in the C2 zone when any portion of a structure proposed to be used as a hotel is located within 500 of any A or R zone;
5. Pursuant to Section 12.24 X of the Municipal Code, a Zoning Administrator's Determination for the following:
  - a. Section 12.24 X 20 to permit shared parking of 3,312 parking spaces for the entire project site in lieu of the 4,570 parking spaces required per LAMC Sec. 12.21.A.4;
  - b. Section 12.24 X 22 to allow buildings to exceed the Transitional Height requirements of Section 12.21.1 A 10 to permit variable building heights from 23 feet to 125 feet in lieu of the maximum 25 feet height within 0 to 49 feet, the maximum 33 feet within 50 to 99 feet, and the maximum of 61 feet within 100 to 199 feet of an RW1 or more restrictive Zone;
6. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review approval for a development project which will result in an increase of more than 50,000 square feet of non-residential floor area or a development which results in an increase of 50 or more dwelling units; and
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR) for the above referenced project. Adoption of the proposed mitigation monitoring program, Statement of Overriding Considerations and the required findings for the adoption of the EIR.

**Proposed Project:**

The demolition of an existing retail center having 151,806 square feet of floor area, and the construction of a mixed-use development project with 150 dwelling units, and 1,100,000 net square feet of commercial uses for a total of 1,300,000 net square feet of floor area, on a site of 12.24 net acres.

The proposed mixed-used project is composed of 200,000 net square feet of residential use, 550,000 net square feet of office space (including 100,000 net square feet of medical office), 140,000 net square feet of retail area, 100,000 net square feet of restaurant use, and 200,000 net square feet of common area; a 151,000 net square foot full-service Hotel of 230 rooms, a 68,500 net square foot theater complex with 2,700 seats, a 45,000 net square foot gym, and a 45,000 net square foot market. The proposal includes the following alternatives in lieu of 200,000 square feet of proposed office space: (A) 200 additional dwelling units, or (B) a 350 bed eldercare facility.

The ten buildings proposed for the site range in height from 23 feet to 125 feet. A total of 3,312 shared parking spaces will be provided in a four-level subterranean garage for the entire development, resulting in the excavation of approximately 592,000 cubic yards of earth. The project also proposes a transit plaza, located over a portion of the Tujunga Wash, with the intention of connecting the existing DASH bus route and the Orange Line Busway (Metro) to the project. Vehicular access to and from the site will be from Ethel Avenue and Victory Boulevard. *[Note: Vesting Tentative Tract No. 70746 has yet to be filed with the City of Los Angeles and will require a separate hearing before the Advisory Agency at a later date.]*

**Additional Information:** Please note additional discretionary actions and/or approvals may be required from the County of Los Angeles, State of California and federal government (Fish and Game, Army Corps of Engineers, and Regional Water Quality Board) for any construction, specifically for the proposed transit plaza, on or over the Tujunga Wash which is currently classified, and is to remain, classified in the Open Space (OS) zone, specifically for the proposed transit plaza.

**Applicant:** Dasher/Lawless Inc.  
Representatives: Jerome Buckmelter and Michael O'Bryan

**Recommended Action:**

1. Approve a General Plan Amendment (Major Plan Review, South Valley Geographic Area) to the North Hollywood - Valley Village Community Plan from Neighborhood Office Commercial land use to Community Commercial land use;
2. Approve a Zone Change to the entire site from [Q]C2-1VL to (T)(Q)C2-2 in order to modify existing Q-conditions to permit a mixed-use development, subject to the attached conditions;
3. Disapprove a Height District Change from Height District 1-VL (maximum three stories or 45 feet) to Height District 2 (unlimited height) to permit a maximum Floor Area Ratio (FAR) of 6:1, and a maximum height of 125 feet;
4. Approve a Height District Change from Height District 1-VL (maximum three stories or 45 feet) to Height District 2 to permit a maximum Floor Area Ratio (FAR) of 1.5:1, and a maximum height of 75 feet, subject to the attached "D" Development conditions;
5. Approve a Conditional Use for the following:
  - a. to permit the on-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of restaurants (a combined total of 100,000 net square feet), one supermarket (45,000 net square feet), and a full service 230-room Hotel (151,500 net square feet), subject to the attached conditions;
  - b. to permit entertainment uses in the C2 zone, subject to the attached conditions;

- c. to permit hotels in the C2 zone when any portion of a structure proposed to be used as a hotel is located within 500 of any A or R zone, subject to the attached conditions;
6. Approve a Determination for the following:
  - a. to permit shared parking of 3,312 parking spaces for the entire project site in lieu of the 4,570 parking spaces required per LAMC Sec. 12.21.A.4, subject to the attached conditions;
  - b. to permit variable building heights from 23 feet to 125 feet in lieu of the maximum 25 feet height within 0 to 49 feet, the maximum 33 feet within 50 to 99 feet, and the maximum of 61 feet within 100 to 199 feet of an RW1 or more restrictive Zone, subject to the attached conditions;
7. Approve a Site Plan Review for a development project which will result in an increase of more than 50,000 square feet of non-residential floor area or a development which results in an increase of 50 or more dwelling units, subject to the attached conditions; and
8. Certify Environmental Impact Report No. 2004-7171 Approval of the proposed Mitigation Monitoring Program, Statement of Overriding Considerations, and the required findings for the adoption of the EIR, for the above referenced project involving the construction of a mixed-use development project not exceeding 150 dwelling units, and 1,100,000 net square feet of commercial uses for a total of 1,300,000 net square feet of floor area, on a site of 12.24 net acres;
9. Adopt the attached Findings;
10. 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:** Frank Quon, (818) 374-5036

6. [CPC-2009-1329-DB](#)  
 CEQA: ENV-2008-1994-EIR  
 Plan: Wilshire

Council District: 5  
 Expiration Date: 7-17-09  
 Appeal Status: Not appealable

## **PUBLIC HEARING**

### **Location:**

1022-1054 S. La Cienega Boulevard

### **Requested Action:**

1. Pursuant to Government Code 65915, as amended by Assembly Bill No. 2280; and Section 12.22.A.25(c)(1) and 12.22.A25(g)(3) of the Municipal Code; a Density Bonus Compliance Review of 149 condominium or rental unit assisted living facility, 22 skilled nursing care guest rooms, and four Alzheimer's/Dementia care guest rooms, of which 18 units (15%) will be set aside for Very-Low Income purposes. One "Off-Menu" Affordable Housing Incentive is being requested as Waivers and Modifications to Development Standards: 1) Increase Floor Area Ratio to 3:1 in lieu of 1.5:1.

### **Proposed Project:**

A Density Bonus Compliance Review to allow the construction of a building consisting of 149 assisted living units, 22 skilled nursing care guest rooms, and four Alzheimer's/Dementia care guest rooms, including a 26% density bonus, of which 18 units (15%) will be set aside for Very-Low income purposes. The proposed project will be a maximum of five stories, 65 feet in height (a 70-foot high stair tower projection) on a C2-1-O zoned lot. The project will provide 218 on-site parking

spaces at grade and in two levels of subterranean parking. The applicant is requesting an “Off-Menu” incentive as permitted by the Density Bonus Ordinance and Government Code 65915, as amended by Assembly Bill No. 2280.

**Applicant:** SRC/SCH, LLC & Beverly Hills Adjacent Senior Assisted Living, LLC  
Representative: Manatt, Phelps & Phillips, LLP

**Recommended Action:**

1. Approve Off-Menu Density Bonus Housing Incentives as Waivers and Modifications to Development Standards to permit a Floor Area Ratio increase to 3:1 in lieu of 1.5:1.
2. Adopt the attached Findings.
3. Find that the information contained in the Final Environmental Impact Report (ENV-2008-1994-EIR) has been reviewed and considered by the Deputy Advisory Agency; Find that the Final Environmental Impact Report adequately describes the potential impacts of the Project and no additional environmental clearance is necessary; and
4. Find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met.

On January 29, 2009, Deputy Advisory Agency certified the Final Environmental Impact Report (EIR No. ENV-2008-1994-EIR; adopted the California Environmental Quality Act Findings and Statement of Overriding Considerations; approved the mitigation measures as proposed in the Final Environmental Impact Report; and adopted the Mitigation Monitoring Program. No additional CEQA 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 an additional environmental review.

**Recommendations**

Find that the information contained in the Final Environmental Impact Report has been reviewed and considered by the Deputy Advisory Agency, find that the Final Environmental Impact Report adequately describes the potential impacts of the Project and no additional environmental clearance is necessary; and find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met.

**Staff:** Christina Toy Lee, (213) 473-9723

7. [CPC-2008-4903-CU](#)  
CEQA: ENV-2008-4909-MND  
Plan: Southeast Los Angeles

Council District: 9  
Expiration Date: 7-22-09  
Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on May 1, 2009

**Location:**

5742 S. Duarte Street

**Requested Action:**

1. Pursuant to Section 12.24 U.22 of the Municipal Code, a Conditional Use to allow a recycling “Buyback Center” for the depositing of glass, cans, papers, plastic, beverage containers, and similar recyclable materials in the M2-2 Zone, when the facility is located within 1,000 feet of any A, R, C, P, PB, MR, or M1 Zone or use or otherwise does not comply with the conditions set forth

- in Section 12.21 A.18(d).
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project.

**Proposed Project:**

The installation and operation of a recycling "Buyback Center" providing 9 parking spaces with hours of operation from 7:00 a.m. to 8:00 p.m., Monday through Friday, Saturday from 8:00 a.m. to 6:00 p.m. and Sunday 10:00 a.m. to 6:00 p.m. The "Buyback Center" is proposed as an additional use on the site which is a wood pallets storage yard. The proposed project is located on a 24,000 square foot site classified in the M2-2 (Light Industrial) Zone and within 1,000 feet of the CM (Commercial Manufacturing) and MR1 (Restricted Industrial) Zones.

**Applicant:** Benjamin Camarena, Camarena Recycling #2  
Representative: Franco Jasso

**Recommended Action:**

1. Approve a Conditional Use to allow a recycling "Buyback Center" for the depositing of glass, cans, papers, plastic, beverage containers, and similar recyclable materials in the M2-2 Zone, when the facility is located within 1,000 feet of any A, R, C, P, PB, MR, or M1 Zone or use or otherwise does not comply with the conditions set forth in Section 12.21 A.18(d).
2. Adopt Mitigated Negative Declaration No. ENV-2008-4903-CU and associated Findings.
3. Adopt the attached Findings.
4. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Lynda Smith, (213) 978-1170

8. [CPC-2008-4918-CA](#)  
CEQA: ENV-2008-4990-CE  
Plan Areas: All

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

**PUBLIC HEARING** – Continued from May 14, 2009

**Location:**  
Citywide

**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).

**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.

**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

9. **DIR-2008-4703-DI-1A**  
CEQA: ENV-2004-2691-CE  
Plan: Venice

Council District: 11  
Expiration Date: 6-11-09  
Appeal Status: Not further appealable

**PUBLIC HEARING**

**Location:**

Venice Coastal Specific Plan Boundary Area, bounded by the City of Santa Monica to the north (Marine Ct.), the Pacific Ocean to the west, the Marina and County of Los Angeles to the South (Via Marina, Washington Blvd, Oxford Ave.), and Lincoln Boulevard to the east.

**Requested Action:**

An APPEAL from the entire VENICE COASTAL SPECIFIC PLAN DIRECTOR OF PLANNING SPECIFIC PLAN INTERPRETATION. clarifying the relationship between Section 12.22 C. 27 of the LAMC, established by the Small Lot Subdivision (Ordinance No. 176,354), and the Venice Coastal Specific Plan (Ordinance No. 172,897). The subject text determines how the Small Lot Subdivision provisions shall be applied, given the unique limitations established by the Venice Coastal Specific Plan for the Venice Community.

**Proposed Project:**

No development project is proposed.

**Applicant:** City of Los Angeles (Initiated by Director of Planning)  
**Appellant:** Challis McPherson

**Recommended Action:**

1. Deny the appeal in part and approve the appeal in part.
2. Modify in part and Approve the Determination of the Director of Planning in Interpreting the Venice Coastal Specific Plan in relationship to the Small Lot Subdivision Ordinance in order to add clarifying language regarding Beach Impact Zone parking requirements and change the text to require that Replacement Affordable Units be located onsite.

**Staff:** Shana Bonstin (213) 978-1207

10. **CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS**

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, June 25, 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).