

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 11, 2010, 8:30 A.M.
3rd FLOOR - PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

William Roschen, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Eric Holoman, Commissioner
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

S. Gail Goldberg, Director
Vincent P. Bertoni, Deputy Director
Eva Yuan-McDaniel, Deputy Director
Jane Blumenfeld, Acting Deputy Director

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 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 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.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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. 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
- C. Minutes of Meeting

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-2008-4954-CU](#)
CEQA: ENV-2001-4039-MND-REC1
Plan Area: Van Nuys-Sherman Oaks

Council District: 2 - Krekorian
Expiration Date: 3-11-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 25, 2009

This item is continued from December 17, 2009 and a request for further continuance has been submitted.

Location: 13639 W. VICTORY BOULEVARD, 6456-6460 N. WOODMAN AVENUE,
6428 N. WOODMAN AVENUE AND 6434 N. WOODMAN AVENUE

Proposed Project:

Expansion of an existing private school to an adjacent 44,632 square-foot vacant lot (previously occupied with 47 apartment units) to accommodate 32 additional parking stalls, and future improvements which may include a playing field and overflow parking for special events. No change is proposed in the total number of students or hours of operation previously approved. The proposed project is located on four lots with a combined total of 3.45 acres classified in the [Q]C1.5-1VL, R3-1VL, P-1VL, and R3-1 Zones.

Requested Actions:

1. Pursuant to Section 12.24.U.24(b) of the Municipal Code, a Conditional Use to expand an existing school to an adjacent lot for parking and future recreational purposes in the R3-1 and [Q]C1.5-1VL Zones.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt Mitigated Negative Declaration (MND) No. ENV-2001-4039-MND-REC.

Applicant: Laurence School
Rep.: Ron Goldman

Recommended Actions:

1. Approve a Conditional Use to expand an existing school to an adjacent lot for parking and future recreational purposes in the R3-1 and [Q]C1.5-1VL Zones.
2. Adopt Mitigated Negative Declaration (MND) No. ENV-2001-4039-MND-REC1 and the 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

5. [CPC-2009-3965-CU](#)
CEQA: ENV-2009-1474-MND-REC1
Plan Area: West Adams-Baldwin Hills-Leimert

Council Districts: 10 - Wesson
Expiration Date: 4-22-10
Appeal Status: Appealable
to City Council

PUBLIC HEARING – Continued from February 11, 2009

Location: 3200-3202 W. ADAMS BOULEVARD

Proposed Project:

Expansion of an existing charter middle school and charter high school, serving grades 6 through 12, by increasing the enrollment of 360 students to a maximum enrollment of 700 students, composed of 300 middle school students and 400 high school students; and increasing the number of authorized classrooms from 19 to 28.

Improvements to the campus include: 1) interior modifications to an existing three-story, plus basement, to increase the classrooms to 28 rooms; and 2) interior tenant improvements to an existing church building, to allow the building to be used as a multi-purpose assembly space in conjunction with the middle and high schools. All modifications to the buildings will be interior improvements and there will be no demolitions of buildings or increase in the square footage of the buildings on-site.

Requested Actions:

1. Pursuant to Section 12.24 U. 24 of the Los Angeles Municipal Code, a Conditional Use to permit the increase in enrollment to an existing charter middle school and charter high school, from 360 students to a maximum of 700, composed of 300 middle school students and 400 high school students, and to increase the number of classrooms from 19 to 28, in the R3-1-O Zone.
2. Find that the information contained in the Mitigated Declaration has been reviewed and considered by the Deputy Advisory Agency, find that the Mitigated Negative Declaration 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.

Applicant: ICEF Public School, Corri Ravare
Representative: Michael S. Woodward

Recommended Actions:

1. Approve a Conditional Use to permit the increase in enrollment to an existing charter middle school and charter high school, from 360 students to a maximum of 700, composed of 300 middle school students and 400 high school students, and to increase the number of classrooms from 19 to 28.
2. Adopt the Findings.
3. Find that the information contained in Mitigated Negative Declaration ENV-2009-1474-MND has been reviewed and considered by the Deputy Advisory Agency, find that the Mitigated Negative Declaration 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.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the city shall monitor or require evidence that any 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: Christina Toy Lee (213) 473-9723

6. [CPC-2007-1486-GPA-ZC-CU-DB-SPR](#)

Related Case: **VTT-66732-CN-DB-1A**

CEQA: ENV-2006-3125-EIR
(SCH No.2006111106)

Plan Area: West Los Angeles

Council District: 11 - Rosendahl

Expiration Date: 2-11-10

Appeal Status: Appealable to City
Council. ZC appealable by applicant
if disapproved in whole or in part

PUBLIC HEARING - Completed on November 18, 2009

This item is continued from February 11, 2010

Location: 1901, 1925, 1933 S. BUNDY DRIVE & 12333 W. OLYMPIC BOULEVARD

Proposed Project:

A Zone Change from M2-1 to RAS3-1 and a General Plan Amendment from Light Industrial to General Commercial for a portion of the property in conjunction with the demolition of existing improvements and the construction of three mixed-use structures with a total of 119,838 square feet of retail floor area and 385 residential condominiums (including 62 units for Moderate Income households) on Parcel 'A', and two medical office structures with a total of 384,735 square feet of floor area, and one parking structure on Parcel 'B'. A total of 3,395 parking spaces would serve the project. The property is a 494,170 square-foot site in the M2-1 Zone with a circulation easement with DWP in the [Q]PF-1XL Zone.

Requested Actions:

1. Pursuant to LAMC Section 11.5.6, a General Plan Amendment to the West Los Angeles Community Plan from Light Industrial to General Commercial for Parcel 'A' only;
2. Pursuant to LAMC Section 12.32-F, a Zone Change from M2-1 to RAS3-1 for Parcel 'A' only;
3. Pursuant to LAMC Section 12.24-U,14, a Conditional Use (Major Development Project) to allow 384,735 square feet of medical office floor area in the M2-1 Zone and associated on-site parking for Parcel 'B' only, and;
4. Pursuant to LAMC 12.22-A,25 (SB1818), a 25% Density Bonus increase to allow 77 additional units for a 20% set aside (or 62 units) for moderate-income households for Parcel 'A', including two incentives: (1) On Menu: Lot/Area Density Calculations to calculate the density based on the lot area prior to street dedications, and; (2) Off-Menu: to allow commercial/retail uses on the second level in the RAS3 Zone.
5. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a reduced side yard setback of zero feet in lieu of five feet as required in the proposed RAS3-1 Zone for Building 'C' in Parcel 'A';
6. Pursuant to LAMC Section 16.05, Site Plan Review for a project with a net increase of 50 or more units, or an increase of 50,000 gross square feet of nonresidential floor area, or a combination thereof.
7. Pursuant to Section 21082.1(c) of the California Public Resources Code and the California Environmental Quality Act, Certify ENV-2006-3125-EIR as the Environmental Impact Report for the above referenced project, Adoption of the Mitigation Monitoring Program and the required Findings for the adoption of the EIR, and adoption of Statements of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.

Applicant: Westside Medical Park, LLC
Representative: Land Design Consultants, Inc.

Recommended Actions:

1. Approve a General Plan Amendment to the West Los Angeles Community Plan to change the land use designation of 1901, 1925, & 1933 South Bundy Drive (Parcel 'A') from Light Industrial to General Commercial.
2. Approve and Recommend that the City Council adopt a Zone Change from M2-1 (Industrial Zone) to (T)(Q)RAS3-1 (Commercial Zone) for Parcel 'A', as proposed, subject to the attached (T) and (Q) Conditions of Approval.
3. Approve a Conditional Use Permit to allow a Major Development Project to include 384,735 square feet of medical office floor area in the M2-1 Zone for Parcel 'B' only.
4. Approve a Density Bonus to allow a 25% increase in density (77 units) in exchange for a 20% set aside (62 units) for moderate-income senior households for Parcel 'A', and; two incentives: (1) On Menu: Lot Area Density to calculate the density based on the lot area prior to street dedications, and; (2) Off-Menu: to allow commercial/retail uses on the second level in the RAS3 Zone
5. Approve a Zoning Administrator's Adjustment allow a reduced side yard setback of zero feet in lieu of five feet as required in the proposed RAS3-1 Zone for Building 'C' in Parcel 'A' only.
6. Approve a Site Plan Review to permit a development project in excess of 50 dwelling units and/or 50,000 gross square feet of nonresidential floor area.
7. Adopt the attached Findings.
8. Certify ENV-2006-3125-EIR as the Environmental Impact report for the above referenced project, Adopt the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and Adopt Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
9. Recommend that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
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.
11. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Luciralia Ibarra (213) 978-1394

7. **VTT-66732-CN-DB-1A**

Related Case: **CPC-2007-1486-GPA-ZC-CU-DB-SPR**
CEQA: ENV-2006-3125-EIR
Plan Area: West Los Angeles

Council District: 11 - Rosendahl
Expiration Date: 2-14-10
Appeal Status: Further
appealable to City Council

PUBLIC HEARING – Completed on November 18, 2009

This item is continued from February 11, 2010

Location: 1901, 1925, 1933 S. BUNDY DRIVE & 12333 W. OLYMPIC BOULEVARD

Proposed Project:

The development of two master ground lots and 12 airspace lots for the construction of a new mixed-use development consisting of: three mixed-use buildings with a total of 385 residential condominiums, including a 25% Density Bonus request, pursuant to SB1818, for 77 additional units (with 62 units set aside for Moderate Income households), 119,838 square feet of retail, and 1,419 parking spaces on Parcel 'A' in the proposed RAS3-1 Zone; two medical office buildings with a total of 384,735 square feet of floor area, and one parking structure with eight levels of subterranean, ground, above-ground, and rooftop parking with 1,976 parking spaces on Parcel 'B' in the M2-1 Zone.

Requested Actions:

1. Appeals of the entire Deputy Advisory Agency's approval of Vesting Tentative Tract No. 66732-CN-DB.
2. Consideration of environmental Impact report ENV-2006-3125-EIR.

Applicant:	Westside Medical Park, LLC	
Appellants:	Kilroy Realty Corporation	No. 1
	Brentwood Community Council	No. 2

Recommended Actions:

1. Deny the Appeals.
2. Sustain the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 66732-CN-DB.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Certify ENV-2006-3125-EIR as the Environmental Impact Report for the above referenced project, Adoption of the Mitigation Monitoring Program and the required Findings for the adoption of the EIR, and adoption of Statements of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.

Staff: Luciralia Ibarra (213) 978-1394

8. [CPC-2008-5028-CU](#)
CEQA: ENV-2008-5029-MND
Plan Area: Hollywood

Council Districts: 5 - Koretz
Expiration Date: 4-7-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on January 22, 2010

Location: 7002 W. CLINTON STREET

Proposed Project:

Construction of an approximately 8,300 square foot private school building (nursery school through kindergarten) three-stories tall with subterranean parking. The school would accommodate 180 children ages 2 through 6 and have approximately 20 staff persons with hours of operation from 8:00 a.m. to 4:00 p.m. Monday through Thursday, and from 8:00 a.m. to 12:30 p.m. on Friday. The existing 3,700 square foot private school building would be demolished and approximately 2,400 cubic yards of dirt will be exported from the site. The proposed project is located on a 9,064 square foot lot classified in the RD1.5-1XL zone.

Requested Actions:

1. Pursuant to Section 12.24 U.24(b) of the Municipal Code, a Conditional Use for a private kindergarten school in an RD (restricted density multiple-family) zone.
2. Pursuant to Section 12.24 W.51 of the Municipal Code, a Conditional Use for a private nursery school (daycare) in an RD zone.
3. Pursuant to Section 12.24 F of the Municipal Code, Modifications of the area and height requirements of the RD1.5-1XL zone as follows:
 - a. From 12.09.1 B.2 to permit a side yard of 5 feet wide along Clinton Street in lieu of the minimum 6 feet wide otherwise required;
 - b. From 12.21.1A to permit a six feet high fence in the front yard along Sycamore Avenue in lieu of the maximum 3-feet 6-inches that is otherwise permitted;
 - c. From 12.21.1 A to permit a three-story, 33 feet tall building in lieu of the maximum 2-story 30 feet height which is otherwise permitted.
4. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt Mitigated Negative Declaration (MND) No. ENV-2008-5029-MND.

Applicant: Yeshivath Torath Emeth Academy, Rabbi Beresh Goldenberg
Representative: Latham & Watkins

Recommended Actions:

1. Approve a Conditional Use for a private kindergarten school in an RD (restricted density multiple-family) zone.
2. Approve a Conditional Use for a private nursery school (daycare) in an RD zone.
3. Approve Modifications of the area and height requirements of the RD1.5-1XL zone as follows:
 - a. From LAMC Section 12.09.1 B.2 to permit a side yard of 5 feet wide along Clinton Street in lieu of the minimum 6 feet wide otherwise required;
 - b. From LAMC Section 12.21.1 A to permit a six feet high fence in the front yard along Sycamore Avenue in lieu of the maximum 3-feet 6-inches that is otherwise permitted;
 - c. From LAMC Section 12.21.1A to permit a three-story, 33 feet tall building in lieu of the maximum 2 story 30 feet height which is otherwise permitted.
4. Approve a Modification to the area and height requirements of the RD1.5-1XL to permit a three-

story, 33 feet tall building in lieu of the maximum 2-story 30 feet height which is otherwise permitted.

5. Adopt Mitigated Negative Declaration No. ENV-2008-5029-MND and the associated Findings.
6. Adopt the attached Findings.
7. 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) 213-978-1170

9. ZA-2009-1726-ZAA-SPR-DB-1A

CEQA: ENV-2009-1727-MND and Reconsideration
Plan Area: Wilshire

Council Districts: 1 - Reyes
Expiration Date: 3-11-10
Appeal Status: Not further
appealable

PUBLIC HEARING

Location: 2914-2924 W. 8TH STREET and 2927-2941 W. FRANCIS AVENUE

Proposed Project:

Construction of a six story building consisting of an 85-unit affordable housing development and a 4,000 square foot daycare with 105 total parking spaces in the R4-2 Zone. All existing structures will be demolished with the exception of First Unitarian Church building. The applicant will provide 85 (100%) affordable units for Low Income households pursuant to Los Angeles Municipal Code Section, 12.22-A, 25, California Government Code Sections 65915-65918, and LAMC Ordinance No. 179,681 and seeks the following four on-menu incentives: a 15-foot rear yard setback (8th Street) in lieu of the 18-feet required; a 7-foot 2-inch east side yard setback in lieu of the 9-feet required; a 15-foot rear yard setback (Francis Avenue) in lieu of the 18-feet required; and a 20% reduction of the open space requirement. The applicant is utilizing parking option number two, providing 37 affordable parking spaces (one per affordable unit), 24 special needs parking spaces (0.5 per special needs unit), two childcare parking spaces, and 42 additional spaces for a total of 105 parking spaces. The applicant is also requesting a Zoning Administrator Adjustment pursuant to LAMC Section 12.28 for a reduction in front yard setbacks along Francis Avenue and 8th Street to 12-feet in lieu of the required 15-feet and Site Plan Review pursuant to LAMC Section 16.05 for the development of 50 or more new dwelling units. The approval includes adoption of the environmental clearance, Mitigated Negative Declaration ENV-2009-1727-MND.

Since the time of the filing of the appeal, the applicant met with the appellant to discuss his concerns with the project and as a result, the project was revised. The changes to the project include: relocation of the active play area for the childcare facility to the south, away from the appellant's property; an increase in the childcare facility area from 4,000 square feet to 5,360 square feet; a reduction in total floor area from 88,540 square feet to 86,990 square feet; an increase in open space from 8,940 square feet to 9,262 square feet; an increase in height from 68 feet to a maximum 73 feet; shifting of units to a new 5th floor of residential on the south side of the building along Francis Avenue; and a decrease in parking from 105 to 103 parking stalls. A Reconsideration of Mitigated Negative Declaration (Case No. ENV-2009-1727-MND-REC1) evaluating the changes to the project was re-circulated, with an environmental clearance date of February 10, 2010, and will also require adoption. The Zoning Administrator Adjustment and Site Plan Review portions of the appeal are not before the City Planning Commission and will be heard by the Central Area Planning Commission on

March 9, 2010. The Central Area Planning Commission will also consider adoption of the Reconsideration of the Mitigated Negative Declaration (Case No. ENV-2009-1727-MND-REC1). A verbal report of the Central Area Planning Commission decision will be provided at CPC.

None of the revisions to the project resulted in a change to the Density Bonus portion of the project. The redesign of the project that will be presented at CPC is a result of the appellant's input.

Requested Actions:

An Appeal of the entire decision of the Deputy Zoning Administrator's approval of ZA-2009-1726-ZAA-SPR-DB-1A including the adoption of Mitigated Negative Declaration No. ENV-2009-127-MND-REC1.

Applicant: Mercy Housing California
Representative: PSOMAS, Michael Laughlin
Appellant: Alan Bernstein

Recommended Actions:

1. Recommend that the City Planning Commission uphold the Zoning Administrator's approval of the Density Bonus portion of ZA-2009-1726-ZAA-SPR-DB;
2. Deny the appeal;
3. Find that the information contained in the Mitigated Negative Declaration has been reviewed and considered by the Zoning Administrator and the Central Area Planning Commission, find that the Mitigated Negative Declaration 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; and
4. Find that the information contained in the Reconsideration of ENV-2009-1727-MND, has been reviewed and considered by the Central Area Planning Commission, find that the Reconsideration of the Mitigated Negative Declaration 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: Maya Zaitzevsky (213) 978-1416

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, March 25, 2010**
Van Nuys City Hall Council Chamber, 2nd Floor
14410 Sylvan Street
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.