

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 13, 2010, after 8:30 A.M.
CITY HALL 10TH FLOOR
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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

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

James K. Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 9 and 10.

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
 - CPC Study Session on Code Simplification – Alan Bell
 - Advisory Conditions for Charter Schools

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-2010-581-CA](#)
CEQA: ENV-2010-582-ND
Plan Areas: All

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

PUBLIC HEARING – Completed on April 5, 2010 and April 8, 2010

Item continued from the meeting of April 22, 2010

REQUEST FOR FURTHER CONTINUANCE TO THE MAY 27, 2010 MEETING AT VAN NUYS CITY HALL

Location: All properties zoned single-family residential (R1, RS, RE9, RE15, RE20, RE40, and RA) which are designated as Hillside Area on the Department of City Planning Hillside Area Map.

Proposed Project:

Baseline Hillside Ordinance – Citywide code amendment to the Los Angeles Municipal Code (LAMC) as described below.

Requested Actions:

Proposed amendments to the LAMC to establish new regulations for single-family zoned properties which are designated as Hillside Area. The amendments would result in: a reduction to the existing Floor Area Ratio (FAR); amendments to the existing Single-Family Residential Floor Area definition; changes to the height limits and how they are calculated; creation of new grading regulations; creation of a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; and establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and Recommend that the City Council Adopt the amendments to the LAMC as detailed in the recommended proposed Ordinance provisions.
2. Adopt the attached Findings.
3. Approve and Recommend that the City Council Adopt Negative Declaration No. ENV-2010-582-ND.

Staff: Erick Lopez (213) 978-1243

5. [VTT-67745-DB-M1-1A](#)
CEQA: ENV-2009-3403-MND
Plan Area: Hollywood

Council Districts: 13 - Garcetti
Expiration Date: 5-13-10 Ext.
Appeal Status: Not further
appealable

PUBLIC HEARING – Completed on April 8, 2010

Item continued from meeting of April 8, 2010

Location: 1254-1258 N. GOWER STREET and 6080 W. FOUNTAIN AVENUE

Proposed Project:

A Tract Map Modification for a new 22-unit residential condominium in lieu of a previously approved 12-unit residential condominium in the R3-1 Zone in the Hollywood Community Plan area. The

applicant proposed a 15% set aside for Very Low Income units in exchange for a 35% Density Bonus and three "On-Menu" incentives.

Requested Actions:

An appeal of the Deputy Advisory Agency's approval of the Density Bonus Housing Incentives and certification of the project's Mitigated Negative Declaration No. ENV-2009-3403-MND.

Applicant: West Coast Legacy, LLC
Representative: Craig Lawson and Co., LLC
Appellant: Theresia Horvath

Recommended Actions:

1. Deny the appeal.
2. Sustain the February 5, 2010 decision of the Deputy Advisory Agency's approval of the Density Bonus Housing Incentives and certification of the project's Mitigated Negative Declaration No. ENV-2009-3403-MND.

Staff: Luciralia Ibarra (213) 978-1394

6. **CPC-2009-2504-GPA-ZC-HD-SPR-GB** Council District: 13 – Garcetti
CEQA: ENV-2009-0469-EIR; SCH#2009041149 Expiration Date: 5-13-10
Plan Area: Hollywood Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on March 22, 2010

Location: 5960 W. SUNSET BOULEVARD (Also including 5950 W. SUNSET BLVD. and 1460 N. GORDON ST.) and an Add Area that includes 5936-5946 N. SUNSET BLVD., 1459-1467 TAMARIND AVE. and 1456 N. GORDON ST.

Proposed Project:

Construction of a new 10-story mixed-use trade school building with a total of approximately 115,000 square feet of floor area. The building will contain 220 student rooms (guest rooms), 4 faculty/staff apartments, 38,100 square feet of academic/administrative space, and approximately 6,400 square feet of ground floor retail space. The proposed building will include a total of 246 parking spaces within 3 levels of subterranean parking and a portion of the ground floor level. The proposed building will utilize a floor area ratio of 3.1:1.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Project Site and an Add Area (as shown on Exhibit B-1) to revise the land use designation in the Hollywood Community Plan from Limited Manufacturing to Regional Center Commercial;
2. Pursuant to Los Angeles Municipal Code Section 12.32.F, a Zone Change from [Q]C4-1 to C4-2D to eliminate the [Q] Condition which prohibits residential uses.
3. Pursuant to Los Angeles Municipal Code Section 12.32.F, a Height District Change from Height District -1 to Height District -2D. The "D" Limitation would limit the allowable Floor Area Ratio to 3.1:1 in lieu of the 6:1 FAR normally permitted in Height District 2.
4. Pursuant to Los Angeles Municipal Code Section 16.05, the Applicant requests approval of Site Plan Review.
5. Action by the Los Angeles City Planning Commission to waive the required 2-foot street dedication and 5-foot street widening on Sunset Boulevard to conform to the Draft Hollywood Community Plan Update which recommends a 100-foot public right of way width, a 35-foot half-

roadway width and a 15-foot sidewalk width in lieu of conforming to the Major Highway Class II Street Standards.

6. Consideration of Environmental Impact Report No. ENV-2009-0469-EIR; SCH#2009041149.

Applicant: Emerson College, Jacqueline W. Liebergott, President

Recommended Actions:

1. Approve and Recommend that the City Council Adopt a General Plan Amendment to revise the land use designation in the Hollywood Community Plan from Limited Manufacturing to Regional Center Commercial to both the project site and the add area.
2. Approve and Recommend that the City Council Adopt a Zone Change from [Q]C4-1 to [T][Q]C4-2D to eliminate the [Q] Condition which prohibits residential uses and establish [T] Tentative Classifications and [Q} Qualified Conditions pursuant to this action.
3. Approve and Recommend that the City Council Adopt a Height District Change from Height District -1 to Height District -2D. The "D" Limitation would limit the allowable Floor Area Ratio to 3.1:1 based upon pre-dedicated lot area, in lieu of the 6:1 FAR normally permitted in Height District 2, with no restriction as to height.
4. Approve the Site Plan Review.
5. Waive the required 2-foot street dedication and 5-foot street widening on Sunset Boulevard allowing a 100-foot public right of way width, a 35-foot half-roadway width and a 15-foot sidewalk width in lieu of conforming to the Major Highway Class II Street Standards.
6. Adopt the attached Findings, including, the Statement of Overriding Consideration and the Mitigation Monitoring and Reporting Program.
7. Certify that the Commission has reviewed and considered the information in the Final Environmental Impact Report No. ENV-2009-0469-EIR; SCH#2009041149.
8. Recommend that the City Council adopt the Final Environmental Impact Report
9. 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: Craig Weber (213) 978-1213

7. [CPC-2009-2587-GPA-ZC-CU](#)
CEQA: ENV-2009-2588-MND
Plan Area: Westlake

Council District: 1 – Reyes
Expiration Date: 8-10-10
Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on March 5, 2010

Location: 2005 W. PICO BOULEVARD and
1237, 1239, 1249 & 1253 S. WESTLAKE AVENUE

Proposed Project:

Demolition of all existing improvements for the construction of a new 30,300 square foot project comprised of offices and a multi-purpose/assembly building to serve the Laborers Union Local 300. The proposed project is two-stories (approximately 39 feet high) and would provide no less than 169 parking spaces located in a subterranean garage. The subject property consists of multiple parcels totaling 35,197 square feet in area which are located at the northwesterly corner of Pico Boulevard and Westlake Avenue. A portion of the site, which is currently developed as a parking lot, is also located within the boundaries of the Pico-Union Historic Preservation Overlay Zone (HPOZ).

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 186, Geographic Area 2 Central/South Los Angeles) to the Westlake Community Plan from Low Medium Residential to Commercial Manufacturing for the portion of the site fronting on Westlake Avenue.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from [Q] C2-1 (Commercial Zone) and RD1.5-1-HPOZ (Restricted Density Multiple Dwelling Zone, HPOZ) to [T][Q] CM-1 (Commercial Manufacturing Zone).
3. Pursuant to Section 12.24. W 27 of the Municipal Code, a Conditional Use to permit a Commercial Corner Development that does not comply with the requirement to provide a minimum of 50% transparent windows for all ground floor non-residential uses.
4. Pursuant to Section 12.24 X 22 of the Municipal Code, a Determination for relief from 12.21.1 A.10 (Transitional Height) to permit a building with a maximum height of 39 feet to be located within the northerly 0-49 feet of the subject property.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. ENV-2009-2588-MND for the above referenced project.

Applicant: Laborers Union Local 300, Sergio Rascon – Business Manager
Representative: Lee Ambers

Recommended Actions:

1. Deny as Submitted.
2. Dismiss the subject Determination for relief from 12.21.1 A.10 (Transitional Height) to permit a building with a maximum height of 39 feet to be located within the northerly 0-49 feet of the subject property as the request is not applicable to the subject site and was withdrawn by the Applicant.
3. Approve and Recommend that the City Council Adopt the requested General Plan Amendment to Periodic Plan Review for Window No. 186, Geographic Area 2 Central/South Los Angeles) the Westlake Community Plan from Low Medium Residential to Commercial Manufacturing for the portion of the site fronting on Westlake Avenue.
4. Approve and Recommend that the City Council Adopt a Zone Change from [Q]C2-1 to (T)(Q)CM-1, and
5. Approve and Recommend that the City Council Adopt a Zone Change from RD1.5-1-HPOZ to (T)(Q)CM-1-HPOZ.
6. Approve a Conditional Use to permit a Commercial Corner Development that does not comply with the requirement to provide a minimum of 50% transparent windows for all ground floor non-residential uses.
7. Adopt Mitigated Negative Declaration ENV-2009-2588-MND and associated Findings.
8. Adopt the attached Findings.
9. 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-2007-1513-GPA-ZC-SPR-CDO**

CEQA: ENV-2007-1514-MND

Plan Area: San Pedro

Council District: 15 – Hahn

Expiration Date: 6-01-10

Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on March 9, 2009

Location: 319-327 and 407 N. HARBOR BOULEVARD

Proposed Project:

Clear and grade site and construct two 69-foot high buildings on two sites separated by O'Farrell Street as follows:

Parcel 1: demolition of existing one-story office building and construction of an approximately 51,889 square foot building containing 6-levels of residential over 2-above grade level parking and one subterranean level of parking consisting of 40 residential units, 828 sq. ft. of retail, and 90 parking spaces to be sited on a 17,600 square foot through lot located on the north side of O'Farrell Street with frontages on Harbor Boulevard and Beacon Street.

Parcel 2: construction of an approximately 76,616 square foot building containing 6 levels of residential over 2-above grade levels of parking and 1 subterranean level of parking consisting of 54 residential units, 1,470 sq. ft. of retail and 122 parking spaces to be sited on a 24,205 square foot through lot located on the south side of O'Farrell Street with frontages on Harbor Boulevard and Beacon Street.

[Note: A tentative tract map for condominium purposes has yet to be filed and will require a separate public notice and hearing before the Advisory Agency at a later date].

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources code Adopt the Mitigated Negative Declaration (MND) ENV-2007-1514-MND for the above project.
2. Pursuant to Section 11.5.8 of the Municipal Code, a General Plan Amendment (Periodic) Plan Review for Window No. 166, Geographic Area 2) to the San Pedro Community Plan from Limited Manufacturing to Community Commercial;
3. Pursuant to Section 11.5.8 of the Municipal Code, a General Plan Amendment to the San Pedro Community Plan to amend Footnote Number 3 which restricts the Height and Floor Area Ratio of Community Commercial properties from Height District 1-XL (2 stories or 30 feet) and, within certain identified areas, 1-VL (3 stories or 45 feet) to allow Height District 2.
4. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from M1-1VL (Limited Industrial Zone) to C2-2-CDO (Commercial);
5. Pursuant to Section 12.32 of the Municipal Code, a Height District Change from 1VL to 2;
6. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review to allow 94 residential condominium units and 245,502 square feet of floor area; and
7. Pursuant to Section 13.08 of the Municipal Code, Community Design Overlay Plan Approval from the Downtown San Pedro Community Design Overlay District.

Applicant: 407 N. Harbor Boulevard, LLC; Ashai Construction and Development

Recommended Actions:

1. Approve and recommend that the City Council adopt Mitigated Negative Declaration No. ENV 2007-1514-MND.
2. Disapprove the request as filed.
3. Approve and Recommend that the City Council adopt the requested General Plan Amendment to the San Pedro Community Plan from Limited Manufacturing to Community Commercial.

4. Approve and Recommend that the City Council adopt a General Plan Amendment to the San Pedro Community Plan Map Footnote 3 to allow and include this location for Height District 2D with a height limitation of 69 feet and a 3:1 Floor Area Ratio
5. Approve and Recommend that the City Council Adopt the requested Zone Change from M1-CDO to [T][Q] C2 -CDO, subject to the attached Conditions of Approval.
6. Approve and Recommend that the City Council Adopt a Height District Change from 1XL to 2D
7. Approve the recommended Site Plan Review findings for projects which result in an increase of 50 or more dwelling units the subject site.
8. Approve Project Compliance with the Downtown San Pedro Community Design Overlay District.
9. Adopt the attached Findings.
10. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified 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 pages.
11. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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.
12. 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: Tom Henry (213) 978-0626

9. [CPC-2010-213-CA](#)
 CEQA: ENV-2010-214-ND
 Plan Area: Central City

Council Districts: 9 – Perry,
 14 – Huizar
 Expiration Date: NA
 Appeal Status: NA

PUBLIC HEARING

Location: That portion of the Central City Community Plan Area encompassing both the City Center Redevelopment Project Area and the boundaries of the soon-to-expire Amended Central Business District Redevelopment Project Area (expiring July 18, 2010), within the City of Los Angeles. As shown on the attached map labeled Exhibit A, the area is generally bounded by: U.S. Highway 101 on the north; Alameda Street, Los Angeles Street, San Pedro Street, and Main Street on the east; the Santa Monica Freeway (Interstate 10) on the south; and the Harbor Freeway (110 Freeway) and Hill Street on the west.

Proposed Project:

A proposed ordinance amending Article 4.5 and Section 16.05 of Article 6.1 of the Los Angeles Municipal Code (LAMC), and relevant sections of the Los Angeles Administrative Code, to modify the authority and procedures for effectuating a Transfer of Floor Area Rights (TFAR) and make other technical changes to reflect the expiration of the Amended Central Business District Redevelopment Project Area, transferring jurisdiction for administering TFAR in applicable non-redevelopment project areas in the Central City Community Plan Area from the Community Redevelopment Agency (CRA/LA) to the Department of City Planning. It also amends the City's Administrative Code relating to the Public Benefit Payment Trust Fund to ensure consistency with the changes to LAMC Article 4.5. A provision revising the definition of buildable area for the purposes of calculating maximum permitted floor area for mixed use projects in transit station areas is also included.

No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.

Requested Actions:

1. Amendments to the following sections of the Los Angeles Municipal Code:
Article 4.5 Transfer of Floor Area Rights – amend Section 14.5.1, 14.5.2, 14.5.3, 14.5.4, 14.5.5, 14.5.6, 14.5.7, 14.5.8, 14.5.9, 14.5.10, 14.5.11, 14.5.12, and 14.5.13.
Section 16.05 Site Plan Review – amend Section 16.05 B.2.
2. Amendments to the following sections of the Los Angeles Administrative Code:
Chapter 45 Transfer of Floor Area Rights Public Benefit Payment Trust Fund – amend Section 5.416.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration, ENV-2010-214-ND for the above project.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and Recommend that the City Council Adopt the amendments to the Los Angeles Municipal Code and Administrative Code as detailed in the proposed Ordinance (Exhibit B).
2. Adopt the attached Findings.
3. Approve and Recommend that the City Council Adopt Negative Declaration No. ENV-2010-214-ND.

Staff: Patricia Diefenderfer (213) 978-1179

10. [CPC-2010-583-CA](#)
CEQA: ENV-2008-4505-ND
Plan Area: Central City

Council Districts: 9 – Perry,
14 – Huizar
Expiration Date: NA
Appeal Status: NA

PUBLIC HEARING

Location: That portion of the Central City Community Plan Area encompassing the boundaries of the soon-to-expire Amended Central Business District Redevelopment Project Area (expiring July 18, 2010) within the City of Los Angeles, as shown on the attached map labeled Exhibit A.

Proposed Project:

A proposed ordinance adding a new definition to Section 12.03 of the Los Angeles Municipal Code (LAMC) to define the Downtown Design Guide Project Area, and adding Subdivision 30 to Subsection A of Section 12.22 to implement the previously adopted Downtown Design Guide within the expiring Amended Central Business District Redevelopment Project Area.

No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.

Requested Actions:

1. Amendments to the following sections of the Los Angeles Municipal Code:
Section 12.04 Definitions – add new language to reference boundary area (shown on attached map)
Section 12.22 Exceptions – amend Section 12.22 A
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration, ENV-2008-4505-ND for the above project.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and Recommend that the City Council Adopt the amendment to the Los Angeles Municipal Code as detailed in the proposed Ordinance.
2. Adopt the attached Findings.
3. Find that the Negative Declaration No. ENV-2008-4505-ND is adequate environmental clearance for the subject action and Recommend that the City Council Adopt the Negative Declaration.

Staff: Patricia Diefenderfer (213) 978-1179

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 27, 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.