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**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, JANUARY 12, 2012, after 8:30 A.M.
PUBLIC WORKS BOARD ROOM - CITY HALL ROOM 350
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
George Hovaguimian, Commissioner
Justin Kim, Commissioner
Robert Lessin, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 8 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 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 Request

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-2011-1770-DB](#)
CEQA: ENV-2011-1771-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: 1-12-12 (Extended)
Appeal Status: Not appealable

PUBLIC HEARING – Completed on October 9, 2011

Location: 900 S. CRENSHAW BOULEVARD
4114 W. 9th STREET

Proposed Project:

The construction of a 45-foot high, 32-unit affordable senior apartment (100%) development with 1,683 square feet of office space floor area and 1,077 square feet of recreation and classroom floor area over an one-level 20-space subterranean parking structure on a 14,646 square-foot site in the CR-1VL Zone. The applicant is utilizing the Density Bonus provision of the L.A.M.C to develop the affordable senior apartments, including two on-menu incentives, two off-menu incentives and Parking Option 2 to allow a reduction in the required parking. The on-menu incentives include a request to increase the floor area ratio from 1.5:1 to 3:1 and increased the number of allowable stories from 3 to 4. The off-menu incentives include requests for a maximum transitional height of 45 feet in lieu of the required 25 feet and to allow a ten percent increase in the qualifying area of the recreation room for open space requirement. The applicant is providing 20 parking spaces which exceed the minimum parking requirement under Parking Option 2, or ½ parking space per restricted affordable unit.

Requested Actions:

1. Pursuant to L.A.M.C. Section 12.22-A,25(d)(2) Parking Option 2 to allow 16 parking spaces (one-half parking space per affordable senior unit) in lieu of the minimum number required per L.A.M.C. Section 12.21-A,4.
2. Pursuant to L.A.M.C. Section 12.22-A,25(f)(4) an on-menu incentive to allow an increase in the Floor Area Ratio up to 3:1 (37,223 sq ft) in lieu of 1.5:1 (21,969 sq. ft.) as otherwise required pursuant to L.A.M.C. Section 12.21.1-A,1.
3. Pursuant to L.A.M.C. Section 12.22-A,25(f)(5) an on-menu incentive to allow four stories in lieu of three stories as otherwise required pursuant to L.A.M.C. Section 12.21.1-A,1.
4. Pursuant L.A.M.C. Section 12.22-A,25(g)(3) an off-menu incentive request of a waiver or modification of any development standard not on the menu to allow a height of 45 feet in lieu of the required 25 feet of transitional height as otherwise required pursuant to L.A.M.C. Section 12.21.1-A,10.
5. Pursuant to L.A.M.C. Section 12.22-A,25(g)(3) an off-menu incentive request of waiver or modification of any development standard not on the menu to allow a 10 percent increase (up to 35%) in the qualifying area of the recreation room for open space requirement in lieu of the maximum 25 percent as otherwise required pursuant to L.A.M.C. Section 12.21-G,2(a)(4).
6. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration No. **ENV-2011-1771-MND** for the above referenced project.

Applicant: LTSC Community Development Corporation
Representative: Eric Lieberman, QES Inc.

Recommended Actions:

1. Approve Parking Option 2 to allow 16 parking spaces (one-half parking space per affordable senior unit).
2. Approve an on-menu incentive to allow an increase in the Floor Area Ratio up to 3:1 (37,223 sq ft).
3. Approve an on-menu incentive to allow four stories in lieu of three stories.

4. Approve an off-menu incentive to allow a height of 45 feet.
5. Approve an off-menu incentive to allow a 10 percent increase (up to 35%) in the qualifying area of the recreation room for open space requirement.
6. Adopt Mitigated Negative Declaration No. **ENV-2011-1771-MND** for the above referenced project.
7. 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.
8. 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: Theodore Irving (213) 978-1366

5. [CPC-2011-2043-CU-DB](#)
 CEQA: ENV-2011-2044-MND
 Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
 Expiration Date: 1-17 -12
 Appeal Status: CU is appealable,
 DB is not appealable

PUBLIC HEARING – Completed on November 2, 2011

Location: 4121 - 4123 N. EAGLE ROCK BOULEVARD

Proposed Project:

The construction, use and maintenance of a 46-unit affordable housing development for developmentally disabled homeless veterans and senior citizens, to include 45 restricted affordable housing units (98%) for Very Low Income households and one non-restricted manager's unit, with 32 parking spaces in a new 4-story, 56-foot high residential structure on the rear portion of a 19,874 square-foot site, with an existing one-story 908 square-foot commercial building to remain on the front portion of the site, in the [Q]C2-1VL-CDO Zone. The applicant is utilizing the Density Bonus provisions of the Municipal Code to develop the affordable apartment complex, including three on-menu incentives and Parking Option 2 to allow a reduction in on-site parking. The on-menu incentives include a request for up to a 35% increase in otherwise allowable Floor Area Ratio not to exceed 2.0:1 in lieu of 1.5:1, a height increase allowing 11 additional feet for a total height of 4 stories and 56 feet in lieu of the 3-story, 45-foot height limit permitted in Height District 1VL, and to permit a 20 percent decrease in the otherwise required open space permitting 4,240 square feet in lieu of the 4,625 square feet required pursuant to Municipal Code Section 12.21-G,2.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 12.24-U,26, a Conditional Use to permit the construction of a housing development project in which the density increase is greater than the maximum permitted in Section 12.22-A,25 of the Municipal Code, with a total of 46-units in lieu of the 18 units permitted by Section 12.22-A,25.
2. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(d)(2), Parking Option 2 to allow 32 parking spaces (one-half parking space per affordable developmentally-disabled or senior unit) in lieu of the minimum number required per Municipal Code Section 12.21-A,4.
3. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(f)(4), an on-menu incentive to permit up to a 35% increase in Floor Area Ratio not to exceed 2.0:1 in lieu of the otherwise allowable maximum of 1.5:1.

4. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(f)(5), an on-menu incentive to permit a height increase allowing 11 additional feet for a total height of 4 stories and 56 feet in lieu of the 3-story, 45-foot height limit permitted in Height District 1VL.
5. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(f)(6), an on-menu incentive to permit a 20 percent decrease in the otherwise required open space permitting 4,240 square feet in lieu of the 4,625 square feet required pursuant to Municipal Code Section 12.21-G,2.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration No. **ENV-2011-2044-MND** and the required findings for the above-referenced project.

Applicant: Channa Grace, Women Organizing Resources, Knowledge and Services
Representative: Eric Lieberman, QES, Inc.

Recommended Actions:

1. Approve a Conditional Use and Density Bonus to permit a 46-unit affordable housing development.
2. Approve Parking Option 2 to allow 32 parking on-site spaces.
3. Approve an on-menu incentive to allow a 35% increase in Floor Area Ratio to 2:1 (39,440 square feet).
4. Approve an on-menu incentive to allow an 11-foot height increase to a total height of 4 stories, 56 feet.
5. Approve an on-menu incentive to allow a 20 percent decrease in the required open space pursuant to Municipal Code Section 12.21-G,2 to 4,240 square feet.
6. Adopt the attached Findings.
7. Adopt the Mitigated Negative Declaration No. **ENV-2011-2044-MND** for the above-referenced project.
8. 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.
9. 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: Jeffrey Pool (213) 473-9987

6. [CPC-2007-2622-GPA-ZAD-HD-SPR-PUB-PA-VZC-DA-PA1](#)

CEQA: ENV-2007-2476-EIR
Plan Area: West Los Angeles

Council District: 5 – Koretz
Expiration Date: 1-12-12
Appeal Status: Appealable to City Council,
ZC appealable by applicant, if disapproved in whole or in part

PUBLIC HEARING – Completed on August 29, 2011

Location: 9760, 9786 W. PICO BOULEVARD
1424, 1420 1424, 1389 S. ROXBURY DRIVE

Proposed Project:

A Plan Approval required by Condition Number 33 of the Conditional Use Permit which governs operations and the expansion of the Museum of Tolerance. The Conditional Use on the subject site requires a review to determine the effectiveness of and the level of compliance with, the terms and

conditions of the grant. This review will also determine how effective the shared parking program is in meeting the demand for parking during special events. The hours of operation of the museum and its special events and the impacts of these events including any documented noise impacts on the surrounding properties will also be reviewed.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, Find the Environmental Impact Report previously certified on June 16, 2009 adequate CEQA clearance for the Plan Approval application.
2. Pursuant to Section 12.24 M of the Municipal Code, a Plan Approval to review the effectiveness of, and the level of compliance with, the terms and conditions of the grant including the effectiveness of the shared parking program, the hours of operation, and impacts of events including any documented noise impacts on the surrounding properties.

Applicant: Susan Burden, Simon Wiesenthal Center, Inc.
Representative: Dale Goldsmith, Armbruster, Goldsmith & Delvac

Recommended Actions:

1. Find the Environmental Impact Report previously certified on June 16, 2009 is adequate CEQA clearance for the Plan Approval application.
2. Approve the Plan Approval and find that the Museum of Tolerance is in compliance with the terms and conditions of the grant.
3. Approve a modification to Condition Number 33 to require a subsequent Plan Approval no sooner than 18 months from the date of issuance of a Certificate of Occupancy for the addition to the Museum. This new plan approval will review the effectiveness of all conditions of the grant to insure continued compliance with the operating conditions applicable to the Museum of Tolerance.

Staff: Greg Shoop (213) 978-1243

7. [CPC-2009-456-ZC-ZV-ZAA-DB-SPR](#) Council District: 11 – Rosendahl
CEQA: ENV-2009-457-MND Expiration Date: 1-12-12
Plan Area: Palms-Mar Vista-Del Rey Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 7, 2011

Location: 10601 WASHINGTON BOULEVARD

Proposed Project:

The proposed project consists of the demolition of an 11,000 square foot commercial office building and the construction of an approximately 157,869 square foot 6-story mixed use building containing 126 residential dwelling units located on floors 3 to 6. The 2nd floor will contain 26,000 square feet of General Office space. The ground floor will contain 8,000 square feet of Specialty Retail space, 5,000 square feet of High Turnover Restaurant space and 5,000 square feet of Quality Restaurant space. A total of 320 parking stalls will be provided. The project is located on a 38,980 square foot site currently classified in the C2-1 zone.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, **ENV-2009-457-MND**, for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from C2-1 (Commercial Zone) to

- (T)(Q)RAS4-1 (Residential/Accessory Services Zone).
3. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.11.5 4 to permit three (3) blade signs, having 22.5 square feet of sign area (two feet, six inches by nine feet 0 inches x twelve inches) to be placed a minimum of 16 feet above the sidewalk encroaching no more than three feet into the public right of way, (Two signs (2) facing Washington Boulevard, and one (1) sign facing Overland Ave.).
 4. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.11.5.4 to permit one 30 square feet of internally illuminated wall sign area facing one street and 60 square feet (or two 30 square foot signs) of sign area internally illuminated wall sign area for tenants facing two streets, instead of the maximum 20 square externally illuminated permitted for each tenant space.
 5. Pursuant to Section 12.27 of the Municipal Code, a Variance 14.4.10 D1 and 2 to permit the wall signs to project 36 inches from the building wall (into the public right of way) instead of the maximum 24 inches permitted.
 6. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.11.5 A2 to permit commercial uses on the second floor of a mixed use project located in RAS4 zone.
 7. Pursuant to Section 12.28 of the Municipal Code, an Adjustment from Section 12.11.5 C 2 to allow a 0 foot side yard for the portion of the building along Washington Boulevard that is located above the ground floor, instead of the 5 foot side yard required.
 8. Pursuant to Section 12.28 of the Municipal Code, an Adjustment from Section 12.11.5 C 2 to allow a 0 foot front yard along Keystone Ave and Overland Ave instead of the 5 feet required by Section 12.11.5 C.
 9. A Density Bonus for two on-menu incentives (a 35 % increase in FAR, and a 20 % reduction in required open space. The proposed project will provide 20 % low income units (a total of 20 units).
 10. A Site Plan Review approval for projects adding 50 or more residential units.

Applicant: Gateway Equities, LLC
Representative: Shahab Ghods, Plus Architects

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Modified Mitigated Negative Declaration, **ENV-2009-457-MND**, for the above referenced project.
2. Disapprove the requested Zone Change from C2-1(Commercial Zone) to RAS4-1 (Residential/Accessory Services Zone).
3. Approve a Zone Change from C2-1(Commercial Zone) to the (T)(Q)RAS4-1 (Residential/Accessory Services Zone).
4. Approve the requested Variance from to permit three (3) blade signs, having 22.5 square feet of sign area (two feet by nine feet x twelve inches) to be placed a minimum of sixteen feet above the sidewalk encroaching no more than three feet onto the public right of way,(Two signs (2) facing Washington Blvd., and one (1) sign facing Overland Ave.).
5. Approve the requested Variance to permit one 30 square feet of internally illuminated wall sign area facing one street and 60 square feet (or two 30 square foot signs) of sign area internally illuminated wall sign area for tenants facing two streets, instead of the maximum 20 square externally illuminated permitted for each tenant space.
6. Approve the requested Variance to permit the wall signs to project 36" from the building wall (into the public right of way) instead of the maximum 24" project permitted.
7. Approve the requested Variance from Section 12.11.5 A2 to permit commercial office uses on the second floor of a mixed use project located in RAS4 zone.
8. Approve the requested Adjustment from Section 12.11.5 C 2 to allow a 0 foot side yard for the

portion of the building along Washington Boulevard that is located above the ground floor, instead of the 5 foot side yard required.

9. Approve the requested Adjustment from Section 12.11.5 C 2 to allow a 0 foot front yard along Keystone Ave and Overland Ave instead of the 5 feet required by Section 12.11.5 C.
10. Approve the requested Density Bonus for two on-menu incentives (a 35 % increase in FAR, and a 20 % reduction in required pen space). The proposed project will provide 20 % low income units (a total of 20 units).
11. Approve the requested Site Plan Review approval for the residential portion of the project.

Staff: Gregg Shoop (213) 978-1243

8. CPC-2007-3036-RIO

ENV-2007-3037-ND

Plan Areas: Canoga Park, Winnetka, Woodland Hills, West Hills, Reseda, W. Van Nuys, Encino, Tarzana, Van Nuys, N. Sherman Oaks, Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass, Hollywood, Northeast Los Angeles, Silverlake, Echo Park, Central City North, Boyle Heights

Council Districts: 1 – Reyes, 2 – Krekorian, 3 – Zine, 4 – LaBonge, 5 – Koretz, 6 – Cardenas, 9 – Perry, 12 – Englander, 13 – Garcetti, 14 – Huizar
Expiration Date: N/A
Appeal Status: Not appealable

PUBLIC HEARING

Location: LOS ANGELES RIVER VICINITY

Proposed Project:

To establish the Los Angeles River Improvement Overlay (LA-RIO) (Appendix A) and Los Angeles River Design Guidelines (River Guidelines) (Appendix D), which will implement the first River Improvement Overlay (RIO) Supplemental Use District and River Design Guidelines. The LA-RIO establishes the area in which projects will need to comply with the RIO standards, and the River Guidelines establish guidelines that discretionary projects will need to comply with. The provisions of the LA-RIO ordinance and the River Guidelines shall apply to all properties located generally within approximately 2500' of the Los Angeles River as illustrated in the RIO boundary map (Appendix B) and the LA-RIO suffix on the zone classification.

Requested Actions:

1. Establishment of the Los Angeles River Improvement Overlay District (LA-RIO) and Los Angeles River Design Guidelines.
2. Consideration of Negative Declaration No. **ENV-2007-3037-ND**.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the attached findings and recommend adoption by the City Council.
3. Approve Negative Declaration No. **ENV-2007-3037-ND** as the CEQA clearance on the subject and recommend its adoption by the City Council.
4. Approve the proposed ordinance (Los Angeles River Improvement Overlay) and recommend adoption by City Council.

5. Adopt the proposed guidelines (Los Angeles River Design Guidelines).

Staff: Claire Bowin (213) 978-1213

9. [CPC-2008-3125-CA](#)

CEQA: ENV-2008-3103-CE

Plan Areas: All

Council Districts: All

Expiration Date: N/A

Appeal Status: Not appealable

PUBLIC HEARING

Location: CITY WIDE

Proposed Project:

A proposed ordinance amending the Los Angeles Municipal Code (LAMC) to establish the River Improvement Overlay (RIO) District to enable the City of Los Angeles to facilitate appropriate development in designated areas adjacent to waterways in order to enhance the watershed, urban design and mobility of the area.

Requested Actions:

1. Amendments to Sections 11.5.4, 12.03, 12.04, 12.32, and 13.15 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to establish the River Improvement Overlay (RIO) Supplemental Use District.
2. Consideration of Categorical Exemption No. **ENV-2008-3103-CE**.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Approve Categorical Exemption No. **ENV-2008-3103-CE** as the CEQA clearance on the subject and recommend its adoption by the City Council.
4. Approve the proposed ordinance (Los Angeles River Improvement Overlay) and recommend adoption by City Council.

Staff: Claire Bowin (213) 978-1213

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, January 26, 2012**
Van Nuys City Hall Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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