

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 8, 2013, after 8:30 a.m.
CITY HALL - PUBLIC WORKS BOARD ROOM 350
200 N. MAIN STREET, LOS ANGELES, CA 90012
CORRECTED AGENDA **

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Camilla Eng, Commissioner
George Hovaguimian, Commissioner
Robert Lessin, Commissioner
Dana Perlman, Commissioner
Vacant

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

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4, 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 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.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

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: *Farewell to Commission President William Roschen*

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – July 25, 2013

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. [DIR-2013-752-SPP-1A](#)
CEQA: ENV-2002-6129-EIR
Plan Area: Westchester- Playa Del Rey

Council District: 11 – Bonin
Expiration Date: 8-13-13
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

Location: 12855 RUNWAY ROAD

Proposed Project:

A Plot Plan Approval, pursuant to the Playa Vista Area D Specific Plan, to permit the construction of 309 apartment units in three buildings, with landscaped plazas and walkways and 658 parking spaces.

Requested Actions:

Appeal of the Director of Planning's Conditional Approval of a Plot Plan pursuant to Section 11 of the Playa Vista Area D Specific Plan and Section 17.06 of the Los Angeles Municipal Code (LAMC) with regards to the location of a driveway adjacent to a neighborhood park. Consideration of Environmental Impact Report No. **ENV-2002-6129-EIR**.

Applicant: Sean Valentine, Irvine Company
Appellant: Sheldon Duncan

Recommended Actions:

1. Deny the appeal.
2. Sustain the Determination of the Director of Planning in approving a Plot Plan to allow the construction of 309 apartment units in three buildings with 658 parking spaces with two driveways to the subterranean parking garage.
3. Adopt the Findings.
4. Find that the previously adopted Environmental Impact Report, **ENV-2002-6129-EIR**, adequately serves as the environmental clearance for the project pursuant to the California Environmental Quality Act and Section 21082.1(C)(3) of the California Public Resources Code.

Staff: Marc Woerschling (213) 978-1470

5. [CPC-2012-3028-CU-ZV](#)
CEQA: ENV-2012-3029-MND
Plan Area: Hollywood

Council District: 4 – LaBonge
Expiration Date: 9-3-13
Appeal Status: Appealable
to City Council; ZV appealable if
approved

PUBLIC HEARING – Completed on June 19, 2013

Location: 921-933 N. HIGHLAND AVENUE, 926-928 N. CITRUS AVENUE

Proposed Project:

A change of use involving the conversion of a 16,250 square-foot commercial office use into a privately-run, educational center (9 Dots) offering after-school programming with 17 parking spaces. A maximum enrollment, from Grades 4 - 8, of 60 students per day is proposed for the first year, a maximum of 125 students on the third year, and 150 students on the fifth year. The administrative offices will operate between 8:00 a.m. and 7:00 p.m. and the afternoon programs between 1:30 p.m. and 7:00 p.m., Monday through Friday. No changes are proposed to the building envelope.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,24, a Conditional Use to permit a private school in the MR1 Zone.
2. Pursuant to LAMC Section 12.27, a Zone Variance from Section 12.21-A,4(a) to permit 17 on-site parking spaces in lieu of the required 32 parking spaces, in the MR1 Zone.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration **ENV-2012-3029-MND** and required findings for the above-referenced project.

Applicant: North Highland Holdings, LLC
Representative: Jonathan Lonner, Burns & Bouchard

Recommended Actions:

- i. Approve a Conditional Use Permit to permit a private school in the MR1 Zone.
2. Approve a Zone Variance to permit 17 on-site parking spaces in lieu of the 32 parking spaces otherwise required, in the MR1 Zone
3. Adopt the Findings.
4. Adopt the Mitigated Negative Declaration No. **ENV-2012-3029-MND** for the above-referenced project.
5. 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.
6. 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: Jae Kim (213) 978-1383

6. [**CPC-2012-3436-DB-SPR**](#) Council District: 11 – Bonin
CEQA: ENV-2012-3437-MND Expiration Date: 8-8-13
Plan Area: Westchester-Playa-Southeast Los Angeles Appeal Status: SPR is appealable to City Council

PUBLIC HEARING – Completed on May 29, 2013

Location: 7401-7501 S. LA TIJERA BOULEVARD, 5630 W. 74TH STREET

Proposed Project:

The construction, use and maintenance of a new five-story, mixed-use building, containing 140 residential units, 2,600 square feet of ground floor retail space, 241 parking spaces (including 227 residential spaces and 14 retail spaces), and located on a 51,990 square-foot lot in the C2-1VL and R1-1 Zone. Under the Density Bonus provision of the Los Angeles Municipal Code, the applicant will utilize an 18% Density Bonus to construct 140 units in lieu of 118 units otherwise permitted in the C2-1VL Zone and Parking Option 1 to allow a reduction in required residential parking. Of the 140 units, 127 units will be market rate and 13 units will be restricted to Very-Low Income Households. The project includes one on-menu incentive and two off-menu modifications/waivers of a development standard. The project will provide 18,104 square feet of open space, composed of a courtyard, a rear yard, amenities (gym and recreation room), and private balconies. Proposed parking will be located on-site, within a three-level, subterranean parking structure.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22-A,25(d)(1), a Density Bonus to permit a 140-unit rental housing development, with 13 units (or 11%) restricted to Very Low Income Households and 123 market-rate units, and the utilization of Parking Option 1 to allow 156 residential parking spaces in lieu of the minimum number required per Municipal Code Section 12.21-A,4.
 - a) Pursuant to LAMC Section 12.22-A,25(f)(4), an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3:1 in lieu of the otherwise allowable maximum of 1.5:1.
 - b) Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a maximum height of 35 feet for Tier 1 of the proposed building in lieu of the transitional height limit of 33 feet permitted for lots located 0 to 49 feet from an R1 Zone, pursuant to Municipal Code Section 12.21.1-A,10.
 - c) Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a maximum height of 55 feet for Tier 2 of the proposed building in lieu of the transitional height limit of 33 feet permitted for lots located 50 to 99 feet from an R1 Zone, pursuant to Municipal Code Section 12.21.1-A,10.
 - d) Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit an overall maximum height of 56 feet in lieu of the 45 feet otherwise permitted in the C2-1VL Zone.
2. Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration No. **ENV-2012-3437-MND** and required findings for the above-referenced project.

Applicant:

7407 La Tijera Nord, LLC

Representative: Jonathan Lonner, Burns & Bouchard

Recommended Actions:

1. Approve Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22-A,25(d)(1), a Density Bonus to permit a 140-unit rental housing development, with 13 units (or 11%) restricted to Very Low Income households and 123 market-rate units.
2. Approve Pursuant to LAMC Section 12.22-A,25(d)(1), Parking Option 1 to allow 227 on-site residential parking spaces, including 17 compact spaces and 133 standard spaces.
3. Approve Pursuant to LAMC Section 12.22-A,25(f)(4), an on-menu incentive to allow a Floor Area Ratio of 3:1 in lieu of the maximum 1.5:1 otherwise permitted in the C2-1VL Zone.
4. Approve Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a transitional height of 35 feet for the portion of the building located 0 to 49 feet from the R1 Zones as required pursuant to Municipal Code Section 12.21.1-A,10.
5. Approve Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a transitional height of 55 feet for the portion of the building located 50 to 99 feet from the R1 Zones as required pursuant to Municipal Code Section 12.21.1-A,10.
6. Approve Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit an overall maximum height of 56 feet in lieu of the 45 feet otherwise permitted in the C2-1VL Zone.
7. Approve Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
8. Adopt the Findings.
9. Adopt the Mitigated Negative Declaration No. **ENV-2012-3437-MND** for the above-referenced project.
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: Jenna Monterrosa (213) 978-1377

7. [**CPC-2011-3128-GPA-ZC-HD**](#)

CEQA: ENV-2011-3129-MND

Plan Area: North East Los Angeles

Council District: 14 – Huizar

Expiration Date: 8-17-13

Appeal Status: Appealable

by applicant only (if ZC is disapproved in whole or in part)

PUBLIC HEARING – Completed on July 12, 2013

Location: 2520-2668 N. EASTERN AVENUE

Proposed Project:

Construction of a Charter Elementary School (530 students), 45,388 square feet in size with 31 classrooms and a height of approximately 44'-0", a 20 unit multiple-family residential structure with a height of approximately 44'-10", and a 2,363 square feet commercial space (café) approximately 22'-0" in height. Eighty two parking spaces are proposed (school and residential parking will be located within a podium garage, commercial parking will be located at-grade/surface). The subject site is a vacant, hillside lot approximately 212,750 square-feet in size, that is currently zoned [Q]R1-1D and [Q]RD6-1D. Twenty trees are proposed to be removed.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Northeast Los Angeles Community Plan from Low Residential to Neighborhood Commercial.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone/Height District Change from [Q]R1-1D and [Q]RD6-1D (Low Density and Restricted Density Residential Zones with Qualified [Q] Conditions and Development D Limitations that restrict development on the site to the requirements of City Ordinance No. 180,403 - Northeast Hillside Ordinance) to RAS3-1.
3. Adopt Mitigated Negative Declaration No. **ENV-2011-3129-MND** and associated Findings pursuant to Section 21082.1 of the California Public Resources Code.

Applicant: Al Banegas, City Terrace, LLC
Representative: Kate Bartolo & Associates

Recommended Actions:

1. Deny and Recommend that the City Council Not Adopt a General Plan Amendment to the Northeast Los Angeles Community Plan from Low Residential to Neighborhood Commercial.
2. Deny and Recommend that the City Council Not Adopt a Zone/Height District Change from [Q]R1-1D and [Q]RD6-1D to RAS3-1.
3. Do Not Adopt Mitigated Negative Declaration No. **ENV-2011-3129-MND** and associated Findings.
4. Adopt the Findings.

Staff: Lynda Smith (213) 978-1196

8. [CPC-2012-3011-CU](#)
CEQA: ENV-2012-3012-MND
Plan Area: West Los Angeles

Council District: 11 – Bonin
Expiration Date: 8-17-13
Appeal Status: Appealable
to City Council

PUBLIC HEARING – Completed on July 8, 2013

Location: 2110 CORINTH AVENUE

Proposed Project:

Expansion of an existing private school and community center that will include construction of a 4,103 square foot second-story addition, containing five new classrooms; and an addition of 935 square-feet to an existing multi-purpose room. The size of the existing building is 8,331 square feet and with the proposed project, the size will total 13,272 square feet. The building addition will reach a height of 36 feet at its highest elevation.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U24 of the Municipal Code, a Conditional Use authorizing the expansion of a private school in the R2 Residential Zone.
2. Pursuant to LAMC Section 12.24 F, Modifications of the following height and area regulations are being requested:
 - a. From LAMC Section 12.21.1 to permit portions of the building to exceed the 33 foot height requirement in the R2-1 zone by three (3) feet for a total height of 36 feet.
 - b. From LAMC Section 12.21.C.3(b) to maintain the existing south side yard setback of two feet, eleven inches for a portion of the building and an existing north side yard of ten feet, five and one-half inch in lieu of the 24.9 foot institutional side yard required.
 - c. From Section 12.09 C1 to maintain a front yard of fifteen feet, five inch in lieu of the 20 feet or prevailing front yard.
 - d. From Section 12.09 C1 to allow for a trash enclosure to be located within the front half of the lot.
 - e. From Section 12.09 C3 to maintain the existing ten foot, one and one-half inch and one foot, five inch rear yard for a portion of the existing building and the proposed expansion in lieu of the 15 feet required.
 - f. From Section 12.21C1(g) to construct a six-foot over-in-height wall and wrought iron fence within a portion of the front yard setback.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration **ENV-2012-3012-MND** for the above referenced project.

Applicant: Japanese Institute of Sawtelle
Representative: Koichi Tamaoki, KTA

Recommended Actions:

1. Approve the Conditional Use authorizing the expansion of a private school in the R2 Residential Zone, subject to the conditions.
2. Approve the requested Modification to permit portions of the building to exceed the 33 foot height requirement in the R2-1 zone by three (3) feet for a total height of 36 feet.
3. Approve the requested Modification of the area regulations to maintain the existing south side yard setback of two feet, eleven inches for a portion of the building and an existing north side yard of ten feet, five and one-half inch in lieu of the 24.9 foot institutional side yard required.
4. Approve the requested Modification of the area regulations to maintain a front yard of fifteen feet, five inch in lieu of the 20 feet or prevailing font yard.

5. Approve the requested Modification of the area regulations to allow for a trash enclosure to be located within the front half of the lot.
6. Approve the requested Modification of the area regulations to maintain the existing ten foot, one and one-half inch and one foot, five inch rear yard for a portion of the existing building and the proposed expansion in lieu of the 15 feet required.
7. Approve the requested Modification to construct a six-foot over-in-height wall and wrought iron fence within a portion of the front yard setback.
8. Adopt the Mitigated Negative Declaration, **ENV-2012-3012-MND** for the above referenced project.
9. Adopt the Findings.
10. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will 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.
11. 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: Michelle Singh (213) 978-1166

*****THE FOLLOWING CASES WILL BE HEARD AFTER 1:00 PM *****

- | | |
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| <p>9. CPC-2013-190-RFA
 CEQA: ENV-2013-1480-CE
 Plan Area: Wilshire</p> | <p>Council District: 5 – Koretz
 Expiration Date: N/A
 Appeal Status: N/A</p> |
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PUBLIC HEARING

Location: The single-family residentially zoned (R1) properties located in the Beverly Grove neighborhood along Colgate Avenue, Drexel Avenue, West 5th Street, Maryland Drive, and Lindenhurst Avenue between San Vicente Boulevard and Fairfax Ave.

Proposed Project:
Establishment of the Beverly Grove Residential Floor Area (RFA) Supplemental Use District.

- Requested Actions:**
1. Pursuant to Section 12.32(S) and 13.13 of the Los Angeles Municipal Code, the adoption of the Beverly Grove Residential Floor Area (RFA) District.
 2. Pursuant to Section 12.32(C) of the Los Angeles Municipal Code, a Zone Change to those parcels lying within the Beverly Grove Residential Floor Area District from R1-1 to R1-1-RFA and from R1-1-O to R1-1-O-RFA.
 3. Pursuant to Section 21084 of the California Public Resources Code, the adoption of the Categorical Exemption No. **ENV-2013-1480-CE**.

- Recommended Actions:**
1. Approve and Recommend that the City Council Adopt the Ordinance (Exhibit A) establishing the Beverly Grove Residential Floor Area (RFA) District.
 2. Approve and Recommend that the City Council Adopt the Zone Change Ordinance for those parcels in the proposed district from R1-1 to R1-1-RFA and from R1-1-O to R1-1-O-RFA.
 3. Adopt the Findings.

4. Approve and Recommend that the City Council Adopt Categorical Exemption No. **ENV-2013-1480-CE**.

Applicant: City of Los Angeles

Staff: Bryan Eck (213) 978-1304

10. [CPC-2012-3308-CDO-ZC](#)
CEQA: ENV-2012-3362-ND
Plan Area: Central City

Council District: 14 – Huizar
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: The area of Downtown Los Angeles generally bound by Temple Street to the north, Alameda Street to the east, 3rd Street to the south, and Los Angeles Street to the west.

Proposed Project:

The establishment of the Little Tokyo Community Design Overlay (CDO) that applies design guidelines and development standards for site planning; building design and massing; architectural features; landscaping; vehicular access and parking; and signage to improve the visual and aesthetic quality of the District; encourage pedestrian-oriented development; and preserve and enhance the unique cultural and historic character of the neighborhood.

Requested Actions:

1. Pursuant to Section 12.32(S) of the Municipal Code, the adoption of the Little Tokyo Community Design Overlay (CDO) District with corresponding design guidelines and development standards.
2. Pursuant to Section 12.32(C) of the Los Angeles Municipal Code, a Zone Change to those parcels lying within the Little Tokyo CDO area from [Q]C2-3D to [Q]C2-3D-CDO, [Q]C2-3D-O to [Q]C2-3D-O-CDO, [Q]C2-4D to [Q]C2-4D-CDO, [Q]C2-4D-O to [Q]C2-4D-O-CDO, [Q]C4-2D to [Q]C4-2D-CDO, [Q]C4-4D to [Q]C4-4D-CDO, C2-2D-O to C2-2D-O-CDO, C2-4D to C2-4D-CDO, M2-2D-O to M2-2D-O-CDO, PF-2D to PF-2D-CDO, and R5-RD-O to R5-RD-O-CDO.
3. Pursuant to Section 21082.1(c)(3) of the California Resources Code, the adoption of the Negative Declaration No. **ENV-2012-3362-ND**.

Recommended Actions:

1. Approve the proposed Little Tokyo Community Design Overlay boundary.
2. Approve and Recommend that the City Council Adopt the CDO boundaries and Zone Change Ordinance establishing the CDO from those parcels within the proposed district from [Q]C2-3D to [Q]C2-3D-CDO, [Q]C2-3D-O to [Q]C2-3D-O-CDO, [Q]C2-4D to [Q]C2-4D-CDO, [Q]C2-4D-O to [Q]C2-4D-O-CDO, [Q]C4-2D to [Q]C4-2D-CDO, [Q]C4-4D to [Q]C4-4D-CDO, C2-2D-O to C2-2D-O-CDO, C2-4D to C2-4D-CDO, M2-2D-O to M2-2D-O-CDO, PF-2D to PF-2D-CDO, and R5-RD-O to R5-RD-O-CDO.
3. Approve the proposed Little Tokyo Community Design Overlay.
4. Adopt the Findings.
5. Approve and Recommend that the City Council Adopt Negative Declaration No. **ENV-2012-3362-ND**.

Applicant: City of Los Angeles

Staff: Bryan Eck (213) 978-1304

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, August 22, 2013**

**Van Nuys City Hall
Council Chamber 2nd Floor
14410 Sylvan Street
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.