

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 10, 2004 8:30 A.M.
200 NORTH SPRING STREET - ROOM 1010, CITY HALL
LOS ANGELES, CALIFORNIA**

Joseph Klein, President
Mabel Chang, Vice President
Joy Atkinson, Commissioner
David L. Burg, Commissioner
Ernesto Cardenas, Commissioner
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner

Con Howe, Director
Frank Eberhard, Deputy Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: NO. 6

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 EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

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.

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 World Wide Web at <http://www.lacity.org/dept/PLN/meetings/cpcagenda.htm>.

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 agendaized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DIRECTOR'S REPORT**

- A. Council actions and schedule.
- B. Other items of interest.

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

- C. **CPC-92-0536-DA**
CEQA: EIR 90-0771
Plan: West Los Angeles

Council District: 5
Location: 10201 West Pico Blvd.

INFORMATION ONLY

ANNUAL REVIEW, of Fox Studios Development Agreement, for an area bounded by approximately 53 acres west of Avenue of the Stars, Olympic Boulevard on the south, Pico Boulevard on the north, and east of a line approximately 130 feet east of Fox Hills Drive, for the period of August 2000 through July 2003.

STAFF RECOMMENDS RECEIVE AND FILE.
Haideh Aghassi (213) 978-1220.

- D. **CPC-91-0083-DA**
CEQA: EIR SCH 91-0124
Plan: Westlake

Council District: 9
Location: 1201 West Fifth Street

INFORMATION ONLY

ANNUAL REVIEW, of Los Angeles Center (Downtown Center Studios) Development Agreement, for an area bounded by Fourth Street on the north, Beaudry Avenue on the east, Sixth Street on south and Bixel Street on the west, for the period of October 2002 through October 2003.

STAFF RECOMMENDS RECEIVE AND FILE.
Theodore L. Irving (213) 978-1216.

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 NO. 2003-7707-PUB-PAD-YV-ZAA CEQA: 2003-7710-MND Plan: Hollywood

Council District: 13
Location: 6000 Santa Monica Blvd.
Appeal Status: Appealable to Council
Expiration Date: 6-10-04

Public Hearing completed on April 30, 2004.

Pursuant to Section 14.00 B, 12.24 M and 14.00 B 5 of the Municipal Code, a **Deemed to be Approved Plan Approval** in conjunction with an **Alternative Compliance Approval** for a **Public Benefit Project** to permit a mausoleum with the following alternatives from the performance standards of Section 14.00 A 1: **a)** to permit a mausoleum building 0 feet from the property line in lieu of the minimum 300 feet distance from any adjoining street or A or R zoned property or residential use; and **b)** to permit a 0-foot setback at various locations along the periphery of the property in lieu of the minimum 10-foot landscape buffer required, to permit a 0-foot front yard along the Gower Street frontage in lieu of the minimum 25-feet required by Section 12.05 C 1 of the Municipal Code; and

Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.21.1 A to permit a 77-foot high building in lieu of the maximum 30 feet permitted by Height District 1XL; and

Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment from Section 12.05 C 1, to permit a 0-foot front yard in the A1-XL zone along the Gower Street frontage in lieu of the minimum 25 feet required; for the proposed construction of a new mausoleum addition to an existing mausoleum, 4 levels and 77 feet high, containing 49,970 square feet and 9,803 casket spaces. Existing buildings within the cemetery contain 344,740 square feet, all on a 52.94 acre site, in the A1-1XL zone.

Applicant: Tyler Cassity, Hollywood Forever Cemetery

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda Smith, (213) 978-1170

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| 5. <u>CPC NO. 2003-6301-ZC</u>
CEQA: ENV-2003-6302-ND
Plan: Southeast Los Angeles | Council District: 9
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
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Public Hearing completed on March 16, 2004.

Pursuant to Section 12.32 of the Municipal Code, **Zone Changes**, from [Q]C2-1VL to C2-1VL (establishing additional [Q] conditions); [Q]C2-1 to [Q]C2-1 (establishing additional [Q] conditions), and C2-1VL to [Q]C2-1VL (establishing new [Q] conditions), for the proposed establishment of [Q] conditions to prohibit and/or limit certain uses including, swap meets, recycling, fast-food, auto-related uses and all establishments containing a drive-through window for customer service. [Q] conditions would also restrict certain types of signage and will require that new development be consistent with the Southeast Los Angeles Design Guidelines, for properties fronting Central Avenue, from Martin Luther King Jr. Boulevard to the north and Vernon Avenue to the south.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Jose Carlos Navarro-Romero, (213) 978-1180

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| 6. <u>CPC NO. 2003-5286-SPE-ZV-CU-ZAD-SPP</u>
<u>CPC NO. 2004-3499-ZAD-SPE</u>
CEQA: ENV 2003-5287-MND
Plan: Westlake | Council District: 1
Location: 1100 Wilshire Blvd.
Appeal Status: Appealable to City Council
Expiration Date: 6-13-04 |
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Public Hearing completed on April 23, 2004 for Project "A".

PUBLIC HEARING for Alternate Adaptive Reuse Project

REQUESTED ENTITLEMENTS FOR PROJECT "A", CPC-2003-5286-SPE-ZV-CU-ZAD-SPP:

Pursuant to Section 11.5.7 F of the Municipal Code, **Exceptions** from the following

provisions of the Central City West Specific Plan (Ordinance Nos. 166,703 and 167,944):

- a. Section 6.H.2 and 5 - to permit the base permitted floor area and density on a receiver site (i.e., the subject property) to be increased in excess of the maximum 125 percent otherwise permitted by the Specific Plan through the transfer of unused permitted floor area and density from a donor site;
- b. Section 7.B.2 - to permit the unused permitted floor area and residential density from a donor site to exceed the maximum 125 percent of the dedicated floor area and density for transfer to an eligible receiver site;
- c. Section 11.C.2(a)(2) - to permit required affordable dwelling units to be located at an offsite location in lieu of reserving 15 percent of the dwelling units onsite within the project as low income dwelling units;
- d. Appendix D, Subsection C.1 - to permit 11,500 square feet of project open space in lieu of the Specific Plan's 150 square feet of open space per dwelling unit, which requires 69,000 square feet of open space for the proposed project;
- e. Appendix D, Subsection C.6 - to permit less than one tree for every dwelling unit be planted onsite, which is otherwise required; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.21 A 5(d) to permit attendant parking for 48 of the project's required commercial and guest parking spaces, which is otherwise not permitted for required commercial parking stalls; and

Pursuant to Section 12.24 U 26 of the Municipal Code, a **Conditional Use** to permit a density bonus greater than 25 percent, including a requested incentive that permits the project to exceed permitted floor area limitations in exchange for providing affordable dwelling units; and

Pursuant to Section 12.24 X 20 of the Municipal Code, a **Zoning Administrator's Determination** to permit shared parking for 48 commercial and guest parking spaces; and

Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** with the Central City West Specific Plan; and

Pursuant to Section 7.B of the Central City West Specific Plan, a **Transfer of Unused Permitted Floor Area and Residential Density** from 1132 and 1136 Ingraham Street (donor site) to the subject property, for the proposed conversion of 255,000 square feet of office floor area within an existing 36-story, 496-foot high vacant office tower to 240 dwelling units; addition of 235,000 square feet of new floor area for 220 additional dwelling units; and the addition of 17,000 square feet of new commercial floor area to the existing 22,000 square feet of commercial floor area. The project includes an approximately 11,000 square foot health club and 7,000 square foot restaurant/bar. The entire project of 529,000 square feet includes 490,000 square feet of residential floor area, containing a total of 460 dwelling units, and 39,000 square feet of commercial floor area. To achieve project objectives the project will have a floor area ratio (FAR) of approximately 19.5:1, a floor area increase of 190 percent and a residential density increase of 317 percent over the maximum permitted by the floor area and density transfer provisions of the Specific Plan. The donor site (1132 and 1136 Ingraham Street) will be dedicated to the City for public park purposes. Ninety-two (92) affordable dwelling units (i.e., equal to 20 percent of the project's 460 dwelling units) are to be located at a to-be-determined offsite location. On site parking for 697 vehicles, including shared/attendant parking 48 for vehicles, will provide in the existing 14-level parking structure (11 levels above grade, 3 levels underground).

REQUESTED ENTITLEMENTS FOR ALTERNATE ADAPTIVE REUSE PROJECT, CPC-2004-3499-ZAD-SPE:

Pursuant to Section 12.24 X 1 of the Municipal Code, a **Zoning Administrator's Determination** to permit the adaptive reuse of the existing 255,000 square feet of unoccupied office floor area on the subject property for 267 multiple-family dwelling units, and

Pursuant to Section 11.5.7 F of the Municipal Code, **Exceptions** from the following provisions of the Central City West Specific Plan (Ordinance Nos. 166,703 and 167,944):

- a. Section 11.C.2(a)(2) - to permit required affordable dwelling units to be located at an offsite location in lieu of reserving 15 percent of the dwelling units onsite within the project as low income dwelling units;
- b. Section 8.B.1 - to permit a building located along Wilshire Boulevard not to observe a minimum 10-foot setback from the ground floor exterior wall for all portions of the building which exceed 45 feet in height, which is otherwise required;
- c. Section 8.C.2 - to permit a building used for commercial purposes on a lot having a lot line coterminous with Wilshire Boulevard not observe a minimum 5-foot open space setback, which is otherwise required; and
- d. Section 8.C.3 - to permit a building used for commercial purposes on a lot having a lot line coterminous with Ingraham Street not observe a minimum 4-foot open space setback, which is otherwise required, for the proposed conversion of 255,000 square feet of office floor area within an existing 36-story, 496-foot high vacant office tower to 267 dwelling units, with 3 levels of underground parking and 11 levels of above grade parking containing 697 parking spaces. The existing 22,000 square feet of commercial floor area will be retained for neighborhood serving retail and restaurant uses.

APPLICANT: Robert D'Elia, RAD Wilshire, LLC

STAFF RECOMMENDATION FOR PROJECT "A", CPC-2003-5286-SPE-ZV-CU-ZAD-SPP:

Disapprove the requested Specific Plan Exceptions as filed; **Disapprove** the requested Specific Plan Exception to permit the base permitted floor area and residential density be increased in excess of the maximum 125 percent permitted; **Approve** a Specific Plan Exception to permit the base permitted floor area on a receiver site to be increased through the transfer of a maximum of 125 percent of unused permitted floor area from a donor site; **Approve** a Specific Plan Exception to permit the required affordable dwelling units to be located at an offsite location within the Primary and Secondary Placement areas identified in the Central City West Specific Plan; **Approve** a Specific Plan Exception to permit 11,500 square feet of project open space; **Approve** a Specific Plan Exception to permit less than one tree for every dwelling unit be planted onsite; **Approve** a Conditional Use to permit a density bonus greater than 25 percent; **Approve** a Project Permit Compliance with the Central City West Specific Plan; **Approve** a Transfer of Floor Area from 1132 and 1136 Ingraham Street (donor site) to the subject property; **Disapprove** a Zone Variance to permit attendant parking for the project's required commercial and guest parking spaces; **Disapprove** a Zoning Administrator's Determination to permit shared parking for commercial and residential guest parking spaces;

STAFF RECOMMENDATION FOR ALTERNATE ADAPTIVE REUSE PROJECT, CPC-2004-3499-ZAD-SPE:

Approve a Zoning Administrator's Determination to permit the adaptive reuse of the existing 255,000 square feet of unoccupied office floor area for 267 multiple-family dwelling units; **Approve** a Specific Plan Exception to permit the required affordable dwelling units to be located at an offsite location within the Primary and Secondary Placement areas identified in the Central City West Specific Plan; **Approve** a Specific Plan Exception to permit a building located along Wilshire Boulevard not to observe a minimum 10-foot setback from the ground floor exterior wall for all portions of the building which exceed 45 feet in height; **Approve** a Specific Plan Exception to permit a building used for commercial purposes on a lot having a lot line coterminous with Wilshire Boulevard not to observe a minimum 5-foot open space setback; **Approve** a Specific Plan Exception to permit a building used for commercial purposes on a lot having a lot line coterminous with Ingraham Street not observe a minimum 4-foot open space setback.

Jim Tokunaga, (213) 978-1174

7. **CPC NO. 2003-8361-PUB-ZV-ZAA-ZAD** **Council District: 11**
CEQA: TG 672, C3 & D3; CF 03-0163-ND **Location:** 11970 Venice Boulevard
Plan: Palms-Mar Vista-Del Rey **Appeal Status:** Appealable to Council
Expiration Date: 06-13-04

Public Hearing completed on April 19, 2004.

Pursuant to Section 14.00 B of the Municipal Code, an **Alternative Compliance Approval for a Public Benefit Project** to permit a fire station with the following alternatives from the performance standards of Section 14.00 A 3: a) To permit an approximate 33-foot high building in lieu of the height being no higher than the adjoining building (12 feet); b) to permit a variable 0-foot, to 26-foot wide landscape buffer at various locations along the periphery of the property in lieu of the minimum 10-foot required; and c) to permit 0 percent landscape area in the parking area in lieu of the minimum 4 percent required by Section 12.21 A 6(h) of the Municipal Code (as well as no trees in the surface parking area in lieu of a minimum of 1 tree for every 4 parking spaces as required by the Landscape Guidelines adopted by the City Planning Commission) and to permit a 5-foot landscaped front yard on the Marcasel Avenue frontage and an 11-foot landscaped front yard on the Inglewood Boulevard frontage in lieu of the minimum 15-feet required by Section 12.21 A 6(a) of the Municipal Code; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:

- a. Section 12.21 A 6(h) to permit 0 percent landscape area in the parking area in lieu of the minimum 4 percent required;
- b. Section 12.21 A 6(a) to permit a 5-foot landscaped front yard at the Marcasel Avenue frontage and an 11-foot landscaped front yard on the Inglewood Boulevard frontage in lieu of the minimum 15-feet required;
- c. Section 12.40 through 12.43 and Guideline-K 1(a) of the Landscape Guidelines to permit no trees in lieu of the minimum one tree for each four surface parking spaces required;

- d. Section 12.21 A 5 (i)(2) to permit one parking space in the front yard of the R3-1 zone; and

Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator's Adjustment** from the following:

- a. Section 12.10 C 1 to permit a 5-foot front yard in the R3-1 zone for the fire station building along the Inglewood Boulevard frontage in lieu of the minimum 15-feet required;
- b. Section 12.21 C 5 k to permit a 7-foot front yard in the R3-1 zone along the Marcasel Avenue frontage of the accessory hose tower structure in lieu of the minimum 25-foot required; and

Pursuant to Section 12.24 X 7 of the Municipal Code, a **Zoning Administrator's Determination** to permit a 6-foot concrete masonry block wall in the front yard of both the Marcasel Avenue frontage and the Inglewood Boulevard frontage, on the portion of property zoned R3-1, in lieu of the maximum 42-inches in height permitted; for the proposed purchase of land, demolition of an existing restaurant, surface parking and 15-unit apartment, and **construction of a new 16,200 square foot Fire Station No. 62**. The proposed building will be two-stories, approximately 33 feet in height, with 25 parking spaces, on a 39,294 square foot site.

Applicant: City of Los Angeles (Bureau of Engineering, Roberto DeLeon)

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Jon Foreman, (213) 978-1171.

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| 8. | <u>CPC NO. 2003-4221-MS</u>
CEQA: ENV 2004-1346-CE
Plan: Silver Lake-Echo Park | Council District: 1
Location: Various
Appeal Status: Not appealable
Expiration Date: N/A |
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Public Hearing completed on March 18 2004

Proposed Angelino Heights Historic Preservation Overlay Zone (HPOZ) Preservation Plan, to provide, through design guidelines, goals and objectives, a clear and predictable set of expectations for the design and review of proposed projects within Angelino Heights, an area generally bounded by Bellevue Ave and Boylston Street on the south and the properties on both sides of West Kensington Road on the west and north and East Kensington Road on the east and north.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED PLAN.

Jon Foreman, (213) 978-1171.

AFTER 9:30 A.M.

9. **CPC NO. 2003-8776-ZC-GPA-ZAA-SPR** **Council District:** 15
 CEQA: ENV 2003-8693-MND **Location:** 255 W. 5th Street
 Plan: San Pedro **Appeal Status:** Appealable to City Council
 Expiration Date: 8-30-04

Public Hearing completed on May 17, 2004

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the San Pedro Community Plan from Limited Manufacturing to Regional Center Commercial for the westerly 1.9 acre portion of the subject property; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from CM-2 (Commercial Manufacturing Zone) to C2-2 (Commercial Zone) for the westerly 1.9 acre portion of the subject property; and

Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator's Adjustment** from the following:

- a. Sections 12.14 C 2 and 12.11 C 2 to permit a 0-foot side yard along the alley in lieu of the minimum 6 feet required;
- b. Sections 12.14 C 2 and 12.11 C 3 to permit a 0-foot rear yard in lieu of the minimum 20 feet required;
- c. Sections 12.14 C 3 and 12.11 C 4 to permit an increase in the number of dwelling units permitted on the subject property in the C2-2 zone from 282 to 318 units; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units, for the proposed demolition of an existing 12 story office building of 114,500 square feet and construction of 318 market rate apartment units. The proposed project is composed of two buildings, including an approximate 80-feet in height (seven-stories) building over a three-level parking garage and an approximate 80-feet in height (eight-stories) building, together having up to approximately 297,000 square feet of floor area, with a three level parking garage providing approximately 528 parking spaces, on a 2.6 acre site.

APPLICANT: Galaxy Southbrook, LLC

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE ZONE CHANGE/PLAN AMENDMENT TO [T][Q]C2-2/REGIONAL CENTER COMMERCIAL; APPROVAL OF THE ZONING ADMINISTRATOR'S ADJUSTMENT AND DISAPPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Jon Foreman, (213) 978-1171.

10. **CPC NO. 2003-6051-VZC-HD-CU**
CEQA: ENV 2003-6052-MND
Plan: West Los Angeles

Council District: 5
Location: 10800-10850 West Pico Blvd.
Appeal Status: Further appealable
Expiration Date: 06-10-04

Carried over from May 13, 2004.

Public Hearing completed on March 15, 2004

Pursuant to Section 12.32 Q of the Municipal Code, a **Vesting Zone Change** from [Q]C2-1D (Commercial Zone) to [Q]C2-1-D (Commercial Zone) in order to modify the following existing Permanent [Q] Qualified Conditions of the 1989 zoning Ordinance No. 164,332, applicable to the subject property:

- a. Revise [Q] Condition No. 1 to allow an increase in the maximum floor area for the Westside 2 portion of the shopping center (located west of Westwood Boulevard) from 105,000 gross square feet to 134,000 gross square feet;
- b. Revise [Q] Condition No. 2 to allow a total of 3,387 parking spaces as the required minimum number of parking spaces for the entire Westside Pavilion Shopping Center;
- c. Revise [Q] Condition No. 6.a to allow up to 2 tenant spaces in excess of 20,000 square feet of floor area to be located within the Westside 2 portion of the shopping center in lieu of the maximum one tenant space permitted in excess of 20,000 square feet;
- d. Delete [Q] Condition No. 6.b which restricts the size, number, and location of restaurants;
- e. Clarify or modify [Q] Condition Nos. 6.c and 6.d, which prohibit free-standing bars or cocktail lounges, to allow for the proposed service of alcoholic beverages for on-site consumption by movie theater patrons in a separated theater area;
- f. Modify [Q] Condition No. 6.e to delete the movie theater prohibition in the Westside 2 portion of the shopping center;
- g. Revise [Q] Condition No. 7 to allow hours of operation for the proposed movie theater up to 12:00 midnight in lieu of 11:00 p.m., daily;
- h. Delete [Q] Condition No. 23.c which requires a wood fence around the perimeter of the site during construction;

Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** to modify the existing "D" Development Limitation of Height District 1D to allow 134,000 gross square feet of development on the Westside 2 portion of shopping center in lieu of the maximum 105,000 gross square feet permitted;

Pursuant to Section 12.24 of the Municipal Code, a **Conditional Use** for the following:

- a. Pursuant to Section 12.24 W 27 of the Municipal Code, a **Commercial Corner Development** approval for uses which do not comply with the following development standards enumerated in Section 12.22 A 23:
 - (1) Section 12.22 A 23(a)(3) to allow the exterior walls and doors of the ground floor uses that front adjacent streets to consist of less than 50 percent transparent windows in lieu of the minimum 50 percent required;
 - (2) Section 12.22 A 23(a)(1) to allow the continued maintenance of a 59 foot, 6 inch high building in lieu of the maximum 45 feet permitted;
 - (3) Section 12.22 A 23 (ref: Section 12.24 W 27) to allow a use (theater and restaurants only) which operates between the hours of 11 p.m. and 7 a.m.;

- (4) Section 12.22 A 23(a)(6)(i) to allow two projecting signs on the north side of the side of the Westside 2 portion of the building which are otherwise not permitted;
 - (5) Section 12.22 A 23(a)(10)(i) to allow no landscape setback in lieu of the minimum 5-foot required landscape planted area;
 - (6) Section 12.22 A 23(a)(4)(i) to permit tandem parking which is otherwise not permitted; and
- b. Pursuant to Section 12.24 W 1 of the Municipal Code, to permit the sale or dispensing of **alcoholic beverages for consumption on the premises** for up to 4 locations within the project.

For Remodel of an existing commercial shopping center, Westside Pavilion, involving the relocation and expansion of a 4-screen, 803-seat movie theater, from its current location within the Westside 1 portion (east of Westwood Boulevard) to the Westside 2 portion of the shopping center (west of Westwood Boulevard), and its expansion to 14-screens and 2,340-seats, an increase of 1,537 seats. In addition, the existing theater footprint in Westside 1 will be replaced with retail uses and back-of-house service area. At project build out, the Westside Pavilion Mall will contain approximately 964,385 gross square feet of floor area, or approximately 772,077 gross leasable square feet of retail, theater, and restaurant space, representing an increase of approximately 28,486 gross square feet, or approximately 10,636 gross leasable square feet. The building height of 59.5 feet will be maintained, as will parking and site access. A net increase of 42 additional employees is being requested as is the request to increase the hours of operation of the movie theater complex from 10:00 a.m. to 11:00 p.m. to 10:00 a.m. to 12:00 midnight, daily.

A master Conditional Use is requested to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with: (a) three future restaurants, one of which will occupy up to approximately 12,000 square feet of floor area, all within the Westside 2 shopping center expansion; and, (b) the relocated and expanded movie theater, where alcoholic beverages will be available for consumption by theater patrons ancillary and incidental to snack and food service in a separated theater area, occupying up to approximately 2,500 square feet of floor area. Altogether, a total floor area of approximately 22,000 square feet is proposed, including the three future restaurants and theater bar area, where the sale and dispensing of alcoholic beverages for on-site consumption is requested to be permitted within the Westside 2 portion of the shopping center.

Applicant: The Macerich Management Company, William Jackson

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Jon Foreman, (213) 978-1171

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, June 24, 2004,**
at the ***Marvin Braude San Fernando Valley Constituent Service Center,***
6262 Van Nuys Boulevard, First Floor Meeting Room ,
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. 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) 978-1247.