

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 8, 2004, 9:30 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
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
VACANT, 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:

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.

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 agenda item 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

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. 2002-2772-ZC-GPA** **Council District: 1**
 CEQA: ENV-2003-3929-MND **Location:** Various
 Plan: Northeast Los Angeles **Appeal Status:** N/A

Continued from 12-11-03.

Public Hearing completed on September 17, 2003.

PROPOSED ZONE AND HEIGHT DISTRICT CHANGES/GENERAL PLAN AMENDMENTS, from RD1.5-1-HPOZ and RD2-1-HPOZ to [T][Q] RAS 3-1VL-HPOZ/Low Medium II density Residential to General Commercial (Subareas 1 and 2); M1-1 to [T][Q]CM-1VL/Limited Manufacturing to Commercial Manufacturing (Subarea 3); PF-1 to [T][Q] CM-1VL/ Public Facilities to Commercial Manufacturing (Subarea 4); and R1-1-HPOZ to [T][Q] CM-1VL-HPOZ/Low density Residential to Commercial Manufacturing (Subarea 5), within the Northeast Los Angeles Community Plan for various locations surrounding the French Avenue Gold Line-Metro Rail Station (Heritage Square/Arroyo Station). Locations are generally bounded by Avenue 38 to the north, Marmion Way to the west and the Pasadena (110) Freeway to the east/southeast. No project is proposed. The proposed zone changes within the subareas will permit a combined maximum allowable density of 281 residential dwelling units and a maximum allowable total of 58,000 square feet of commercial space.

STAFF RECOMMENDS APPROVAL.
Terry Speth, (213) 978-1180

Applicant: City of Los Angeles

5. **CPC NO. 2003-5554-VZC-SPR** **Council District: 11**
 CEQA: ENV-2002-7628-MND **Location:** 7250-7270 W. Manchester Ave
 Plan: Westchester-Playa del Rey and 8601-8655 Lincoln Blvd.
 Appeal Status: Site Plan Review is
 appealable to City Council; Zone Change is
 appealable, if disapproved.

Public Hearing completed on November 3, 2003.

VESTING ZONE CHANGE, from C2-1 (Commercial Zone) and P-1 (Parking Zone) to RAS4-1 (Residential/Accessory Services Zone); and

SITE PLAN REVIEW FINDINGS, for projects which result in an increase of 50 or more dwelling units. The proposed project is a mixed-use consisting of seven new 3- to 5-story buildings containing: 539 new multi-family residential units (including loft-style studios for live/work), 27,600 square feet of retail uses (including approximately 16,000 square feet of general retail, 6,600 square feet of neighborhood retail and 5,000 square feet of "high-turnover" restaurant). Approximately 1,202 new parking spaces will be provided in

conjunction with 464 existing spaces to be retained, for a total of 1,666 spaces. Three existing low-rise hotel buildings with 500 guest rooms and the Marina Café will be demolished. The existing Satellite Building will be renovated and re-occupied with a new 3,000 square foot restaurant to replace the existing Marina Café. In addition, approximately 16,500 square feet (gross) of hotel ancillary uses (lobby, banquet rooms, etc.) will be relocated to the vacated area in the Satellite Building. The 12-story hotel tower will be remodeled and reduced from 275 to 250 rooms. Parking for the new project uses will be provided in new above - and below- grade parking structures. The existing 2-story parking structure (located behind the grocery market) will provide hotel parking on the upper level and retail parking (existing retail) on the lower level. The proposed Floor Area Ratio is 1.9:1.

Applicant: Decron Properties Corp.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RAS4-1
AND THE SITE PLAN REVIEW.
Jon Foreman, (213) 978-1171

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