

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, OCTOBER 9, 2014, after 8:30 a.m.
DEATON AUDITORIUM*
100 W. FIRST STREET, LOS ANGELES, CA 90012**

Renee Dake Wilson, AIA, President
Dana Perlman, Vice President
Robert L. Ahn, Commissioner
David H. Ambroz, Commissioner
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Marta Segura, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

**NOTE CHANGE OF VENUE*
CORRECTED AGENDA****

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4 and 8.

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.**

Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

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

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – September 11, 2014
- D. Election of Officers*****

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-2013-1639-DB-1A](#) Council District: 11 - Bonin
CEQA: ENV-2013-1640-MND-1A Expiration Date: 10-9-14
Plan Area: West Los Angeles Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the August 28, 2014 meeting

Location: 1217 – 1223 S. WESTGATE AVENUE

Proposed Project:

The proposed project is the demolition of four multiple family buildings containing at total of 35 dwelling units and the construction of a five-story, 56-feet in height, multiple-family residential building comprised of 57 dwelling units over one level of subterranean parking with 109 parking spaces.

Requested Actions:

An appeal of the Director of Planning's Conditional Approval of the following two Density Bonus Incentives, for a Floor Area (FAR) Increase and Height Increase pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 for a project that is reserving five (5) dwelling units for Very-Low Income Household Occupancy for a period of 30 years and an appeal of Mitigated Negative **ENV-2013-1640-MND**.

Applicant: Isaac Cohanzad, OPO Properties, LLC, Rochester North Heights, LLC
Appellant: Diana Christie

Recommended Actions:

1. Deny the appeal of the Director of Planning's conditional approval of two on-menu Density Bonus Incentives.
2. Deny the appeal of the adoption of Mitigated Negative Declaration **ENV-2013-1640-MND**.
3. Sustain the Determination of the Director of Planning conditionally approving two Density Bonus Incentives; for a 35 percent increase in maximum allowable Floor Area Ratio (FAR) of 3.0:1 to a maximum FAR of 4.05:1, and a 11-foot increase in the permitted 45-foot maximum height limit to 56 feet for the new construction of a five-story, 56-feet in height, multiple-family residential building comprised of 57 dwelling units over one level of subterranean parking with 109 parking spaces, reserving five units for Very Low Income households, with the following revisions:
 - a. Remove the floor area square footage from Condition Number 8.
 - b. Replace Parking Option 1 with Parking Option 2 in Condition Number 5.
 - c. Correct the maximum floor area ratio in Finding Number 1 to 4.05-1 FAR.
4. Adopt Mitigated Negative Declaration No. **ENV-2013-1640-MND**.

Staff: Greg Shoop (213) 978-1243

5. [CPC-2013-4125-TDR-MCUP-ZV-SPR](#) Council District: 14 – Huizar
CEQA: ENV-2013-4126-MND Expiration Date: 10-13-14
Plan Area: Central City Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on August 28, 2014

Location: 1200, 1212, 1218, 1224, 1226 S. FLOWER STREET,
514, 518, 522 W. 12TH STREET, 1201, 1215 S. HOPE STREET
Legally described as Lots: FR 1, 2, 3, FR 4, FR 5, FR 6, FR 8, and FR 9;
Block: None; Tract: H.W. Mills Subdivision of Block 88 Ord's Survey

Proposed Project:

The Project Site has a total lot area of 65,271 square feet and is zoned [Q]R5-4D-O. The Project Site presently contains a five-story, 72,000-square-foot office building in the northwest corner of the Site, a two-story, 15,000 square-foot warehouse at the southwest corner of the Site, and a surface parking lot with 98 spaces. The existing office building would be retained as a component of the Project and would continue to function as an office building. The surface parking lot and the warehouse to the south of the Site would be demolished in conjunction with the Project. The Project proposes a mixed-use development consisting of two high-rise residential apartment towers with associated support spaces such as parking, resident amenity facilities, storage rooms, bicycle storage, and lobby circulation. The Project proposes a 40-story residential tower (12th Street Tower) on the corner of Hope Street and 12th Street, and a 31-story residential tower (Flower Street Tower) fronting on Flower Street. The Project will have a maximum height of 529 feet for the 12th Street Tower and 421 feet for the Flower Street Tower. The Project would include 730 residential units and 7,873 square feet of ground floor commercial/retail space. A total of 843 vehicle parking spaces and 811 bicycle parking spaces would be provided in four subterranean and seven podium levels. The proposed Project consists of 644,000 square feet of new floor area and a total of 716,000 square feet of floor area inclusive of the existing office building. The Project would export approximately 89,500 cubic yards of dirt.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Find the previously adopted Mitigated Negative Declaration (**ENV-2013-4126-MND**) adequately serves as the environmental clearance.
2. Pursuant to Sections 14.5.6 of the Municipal Code, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, for the approximate amount of 324,374 square feet, to the Project Site (Receiver Site) permitting a Floor Area Ratio (FAR) of 10.97:1 or 716,000 square feet of floor area in lieu of a 6:1 FAR which permits 390,054 square feet of floor area.
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale of a full-line of alcoholic beverages for on-site consumption within up to three premises for approximately 7,873 square feet.
4. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2 open space requirements to allow a 17 percent reduction in open space (68,138 square feet in lieu of 81,950 square feet).
5. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2(a)(3) to provide one tree per 8.49 dwelling units in lieu of one tree per four dwelling units (79 trees in lieu of 183 trees).
6. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.5(c) to permit compact stalls to be utilized as all required parking, in lieu of a maximum of 40% of compact stalls for non-residential uses, and in lieu of a minimum of one standard space for each residential unit.
7. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.16(e)(2)(iii) to deviate from the location and access requirements for long-term bicycle parking, which requires specific locations for long-term bicycle parking in parking garages.
8. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units.

Applicant:

Rossano De Cotiss, Onni Real Estate IX, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Recommended Actions:

1. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code find that the previously adopted Mitigated Negative Declaration (**ENV-2013-4126-MND**) and associated Findings adequately serve as environmental clearance for the project.
2. Approve, and recommend the City Council adopt the requested Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, for the approximate amount of 324,374 square feet, to the Project Site (Receiver Site) permitting an FAR of 10.97:1 or 716,000 square feet of floor area in lieu of a 6:1 FAR which permits 390,054 square feet of floor area.
3. Approve a Master Conditional Use Permit for the sale of a full-line of alcoholic beverages for on-site consumption within up to three premises for approximately 7,873 square feet.
4. Disapprove as filed, the requested Variance from Section 12.21 G.2 of the LAMC to allow a 17 percent reduction in open space (68,138 square feet in lieu of 81,950 square feet), and instead:
5. Approve a Director's Decision per Section 12.21 G.3 of the LAMC to permit a 10 percent reduction to the required open space (73,755 square feet in lieu of 81,950 square feet).
6. Approve as Corrected the requested Variance from Section 12.21 G.2(a)(3) of the LAMC to provide one tree per 8.49 dwelling units in lieu of one tree per four dwelling units (86 trees, as shown on Exhibit A and corrected from the written request, in lieu of 183 trees).
7. Approve the requested Variance from Section 12.21 A.5(c) of the LAMC to permit compact stalls to be utilized as all required parking, in lieu of a maximum of 40% of compact stalls for non-residential uses, and in lieu of a minimum of one standard space for each residential unit.
8. Approve the requested Variance from Section 12.21 A.16(e)(2)(iii) of the LAMC to deviate from the location and access requirements for long-term bicycle parking, which requires specific locations for long-term bicycle parking in parking garages.
9. Approve the requested Site Plan Review for a project that creates a maximum 716,000 square feet of development on a 65,271 square-foot site including 730 residential units, 7,873 square feet of retail/commercial uses, and 72,000 square feet of existing office uses.
10. Adopt the Findings.
11. Advise the applicant that pursuant to the 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 Notices of Determination (NOD) filing.

Staff: Blake Lamb (213) 978-1167

6. **CPC-2013-4134-TDR-MCUP-ZV-SPR**

CEQA: ENV-2013-4135-MND

Plan Area: Central City

Council District: 14 – Huizar

Expiration Date: October 13, 2014

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on August 28, 2014

Location:

820, 826 S. OLIVE STREET, 817, 819, 825 S. HILL STREET

Legally described as Lots: FR LT 16 and FR LT 17, Block: None, Tract: Portion of Block 53 Huber Tract; Lot: FR 6, Block: BLK 53, Tract: Huber Tract; and Lot: Unnumbered LT, Block: None, Tract: TR 153

Proposed Project:

The Project Site has a total lot area of 39,921 square feet and is zoned [Q]R5-4D. The Project Site currently contains a surface parking lot, which would be removed in order to accommodate the Project. The Project proposes a mixed-use development consisting of a 50-story, 636-foot tall, high-rise

residential tower with associated support spaces such as parking, resident amenity facilities, storage rooms, bicycle storage, lobby circulation, and service spaces. The Project would include 522 residential units and 4,500 square feet of commercial/retail space located at the ground level. A total of 533 parking spaces will be provided in two subterranean and five podium levels. The proposed Project consists of a total of 529,083 square feet of floor area. The Project would export approximately 65,000 cubic yards of dirt.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, find the previously adopted Mitigated Negative Declaration (**ENV-2013-4135-MND**) adequately serves as the environmental clearance.
2. Pursuant to Sections 14.5.6 of the Municipal Code, a Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street for the approximate amount of 266,928 square feet and from a private transfer (Donor Site) at 830 S. Olive Street for the approximate amount of 22,629, to the project site (Receiver Site) permitting an FAR of 10.6:1 and 529,083 square feet of floor area in lieu of a 6:1 FAR which permits 239,526 square feet of floor area.
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale of a full-line of alcoholic beverages for on-site consumption within up to three premises for approximately 4,500 square feet.
4. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2 open space requirements to allow a nine (9) percent reduction in open space (53,986 square feet in lieu of 59,325 square feet).
5. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 G.2(a)(3) to provide one tree per 11.1 dwelling units in lieu of one tree per four dwelling units (47 trees in lieu of 131 trees).
6. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.5(c) to permit compact stalls to be utilized as all required parking, in lieu of a maximum of 40% of compact stalls for non-residential uses, and in lieu of a minimum of one standard space for each residential unit.
7. Pursuant to Section 12.27 of the Municipal Code, a Variance to deviate from LAMC Section 12.21 A.16(e)(2)(iii) to deviate from the location and access requirements for long-term bicycle parking, which requires specific locations for long-term bicycle parking in parking garages.
8. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project that creates or results in an increase of 50 or more dwelling units.

Applicant: Rossano De Cotiss, Onni Real Estate IX, LLC
Representative: Jim Ries, Craig Lawson & Co., LLC

Recommended Actions:

1. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code find that the previously adopted Mitigated Negative Declaration (**ENV-2013-4135-MND**) and associated Findings adequately serve as environmental clearance for the project.
2. Approve, and recommend the City Council adopt the requested Transfer of Floor Area Rights from the Los Angeles Convention Center (Donor Site) at 1201 S. Figueroa Street, a City-owned property, for the approximate amount of 266,928 square feet and from a private transfer (Donor Site) at 830 S. Olive Street for the approximate amount of 22,629, to the project site (Receiver Site) permitting an FAR of 10.6:1 and 529,083 square feet of floor area in lieu of a 6:1 FAR which permits 239,526 square feet of floor area.
3. Approve a Master Conditional Use Permit for the sale of a full-line of alcoholic beverages for on-site consumption within up to three premises for approximately 4,500 square feet.
4. Deny without Prejudice the requested Variance from Section 12.21 G.2 of the LAMC to allow a nine (9) percent reduction in open space (53,986 square feet in lieu of 59,325 square feet) and instead:

5. Approve a Director's Decision per Section 12.21 G.3 of the LAMC to permit a nine (9) percent reduction to the required open space (53,986 square feet in lieu of 59,325 square feet).
6. Approve the requested Variance from Section 12.21 G.2(a)(3) of the LAMC to provide one tree per 11.1 dwelling units in lieu of one tree per four dwelling units (47 trees in lieu of 131 trees).
7. Approve the requested Variance from Section 12.21 A.5(c) of the LAMC to permit compact stalls to be utilized as all required parking, in lieu of a maximum of 40% of compact stalls for non-residential uses, and in lieu of a minimum of one standard space for each residential unit.
8. Approve the requested Variance from Section 12.21 A.16(e)(2)(iii) of the LAMC to deviate from the location and access requirements for long-term bicycle parking, which requires specific locations for long-term bicycle parking in parking garages.
9. Approve the requested Site Plan Review for a project that creates a maximum 529,083 square feet of development on a 39,921 square-foot site including 522 residential units and 4,500 square feet of retail/commercial uses.
10. Adopt the Findings.
11. Advise the applicant that pursuant to the 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 Notices of Determination (NOD) filing.

Staff: Blake Lamb (213) 978-1167

7. [**CPC-2012-3302-CU-ZAD**](#)
 CEQA: ENV-2012-3303-MND
 Plan Area: West Los Angeles

Council District: 11 – Bonin
 Expiration Date: 10-9-14
 Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on October 2, 2013**

Location: 11800 W. OLYMPIC BOULEVARD

Proposed Project:

The construction, use and maintenance of a new four-story, 63,442 square-foot private middle and high school complex consisting of 25,791 square feet of classroom space (37 rooms), 8,802 square feet of gym/auditorium space, 14,906 square feet of administrative office space, 14,753 square feet of common area/corridors, and 124 parking spaces on a 31,530 square-foot site in the M2-1 Zone.

The school will operate Monday-Friday from 8:30 a.m. to 4:00 p.m., during the school year and for a limited summer school program. After school activities (performances, athletic events, etc) will end on or before 10 p.m. The school will have a proposed maximum capacity of 500 students, 61 faculty members, and 40 administrative personnel. The school will provide 124 vehicular parking spaces, 152 bicycle parking stalls and an on-site drop-off location. The existing private middle and high school is located at 11811 Olympic Boulevard (across the street from the project site) and has a maximum approved enrollment of 408 students. An existing 28,608 square-foot light industrial building and asphalt surface parking will be demolished and cleared.

Requested Actions:

1. Pursuant to L.A.M.C. Section 12.24-U,24 and a Section 12.24-F, a Conditional Use to permit the construction, use and operation of a private middle and high school in the M2-1 Zone with a Floor Area Ratio (FAR) of 2.1:1.

2. Pursuant to L.A.M.C. Section 12.24-X,17(a) a Zoning Administrator's Determination to permit a minimum 124 vehicular parking space in lieu of the 251 vehicular parking spaces required by the L.A.M.C..
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt Mitigated Negative Declaration No. **ENV-2012-3303-MND** and the Addendum **ENV-2012-3303-MND-REC1** to the previously circulated Mitigated Negative Declaration.

Applicant: Wildwood School
Representative: Jonathan Lonner, Burns & Bouchard

Recommended Actions:

1. Approve the Conditional Use to permit a private middle and high school in the M2-1 Zone with a Floor Area Ratio (FAR) of 2.1:1.
2. Dismiss the Zoning Administrator's Determination to permit a minimum of 124 vehicular parking spaces.
3. Adopt the Findings.
4. Adopt the Mitigated Negative Declaration No. **ENV-2012-3303-MND** and the Addendum **ENV-2012-3303-MND-REC1** to the previously circulated Mitigated Negative Declaration 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: Jordann Turner (213) 978-1365

8. [**CPC-2010-3315-CA**](#) Council Districts: All
CEQA: ENV-2014-361-CE Expiration Date: N/A
Plan Areas: All Appeal Status: N/A

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

The proposed ordinance (Appendix A) amends Sections 12.03, 12.04, 17.02, and 17.05 and adds new Section 12.04.10 to the Los Angeles Municipal Code to establish the Master Planned Development (MPD) Zone as a new zone classification to facilitate the entitlement of master planned campus-like or otherwise unified and integrated development projects in the City of Los Angeles.

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 (**ENV-2014-361-CE**) as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Staff: Tom Rothmann, Deborah Kahen, Phyllis Nathanson (213) 978-1474

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, October 23, 2014**

City Hall

City Hall Public Works Boardroom

City Hall Room 350

Los Angeles, CA 90012

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.