

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 13, 2003, 9:30 A.M.
200 NORTH SPRING STREET - ROOM 1010, CITY HALL
LOS ANGELES, CALIFORNIA**

Mitchell B. Menzer, President
Joseph Klein, Vice President
Richard M. Brown, Commissioner
Mabel Chang, Commissioner
Dorene Dominguez, Commissioner
Javier O. Lopez, Commissioner
Gerard McCallum II, Commissioner
Bradley H. Mindlin, Commissioner
Tom Schiff, Commissioner

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

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 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
- C. Minutes of 1-9-03 and 1-23-03.

- D. **CPC-93-0452-DA**
CEQA: CE-93-0452-DA
MND-89-022-ZC-CUZ-REC
Plan: Chatsworth-Porter Ranch

Council District No. 12
Location: 9200 Oakdale Ave.

INFORMATION ONLY

ANNUAL REVIEW, of Washington Mutual (formerly Great Western Bank) Development Agreement, for the development of 790,000 sq. ft. of administrative office buildings, accessory parking structures for 2,500 vehicles, a child-care center and a 90,000 sq. ft. service/conference/employee center in an area bounded by Oakdale Avenue to the south, Nordhoff Place to the east, Prairie Street to the west and Limekline Creek to the north.

STAFF RECOMMENDS RECEIVE AND FILE.
Rony Giron, (213) 978-1221.

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-2002-4109-CA**
CEQA: ENV-2002-4110-CE
Plans: ALL
Expiration Date: N/A

Council Districts: ALL
Location: Citywide
Appeal Status: N/A

PUBLIC HEARING

PROPOSED ORDINANCES, APPENDIXES A, B AND C, amending Sections 12.22 A 26 and 12.24 X 1 of the Los Angeles Municipal Code, amending the Adaptive Reuse Ordinance (ARO); **Appendix A** expands the existing Zoning Administrator review and approval process to apply to adaptive reuse projects citywide. Currently, this Zoning Administrator process is only available for adaptive reuse projects in designated adaptive reuse incentive areas; **Appendix B** applies to the C, M and R5 zones, with additional mandatory findings for adaptive reuse projects in the M zones outside designated adaptive reuse incentive areas and, **Appendix C** applies to the C and R5 zones.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED APPENDIX B.
Simon Pastucha, (213) 978-1475.

Applicant: City of Los Angeles

5. **CPC NO. 2001-4928-ZC/SPR AND**
ZA 2001-5862 ZV
CEQA: MND-2001-4929
Plan: Westchester-Playa del Rey
Expiration Date: 12/12/02 (Extended)

Council District: 11
Location: 6225 West Century Boulevard
Appeal Status: Further Appealable to Council

Continued from 1-9-03.

Public Hearing completed October 25, 2002.

ZONE CHANGE, from C2-1 and PB-1 to C2-2, and

HEIGHT DISTRICT CHANGE, from 1 (unlimited height and 1.5:1 FAR) to 2 (unlimited height and 6:1 FAR); and,

ZONE VARIANCE, from the following sections of the LAMC to permit "early start construction" of a project:

- a. Section 12.21.1 to permit construction to commence for a 7-level parking structure, 78-feet, 8 inches high, in the existing PB-1 zone in lieu of the maximum 2-story height limitation; and
- b. Section 12.21.1 A1 to permit construction for a hotel with a 3.5:1 Floor Area Ratio in the existing C2-1 zone in lieu of the maximum 1.5:1 Floor Area Ratio limitation; and,

SITE PLAN REVIEW, for the proposed project consisting of the demolition of a conference center, pool, recreational facility, and a two-level parking structure (620 parking spaces) associated with an existing hotel; construction of 5-story hotel addition over a 5-story parking structure, 105 feet in height, with 180 guest rooms and 475 parking spaces; and construction of a new 7-level parking garage, 78-feet, 8 inches high, with a capacity of 2,115 parking spaces to be used for off-site public airport parking (i.e. "Wally Park"). The project will have a combined total of 2,650 parking spaces (including 60 existing surface parking spaces).

STAFF RECOMMENDS DISAPPROVAL AS FILED; DISAPPROVAL OF THE REQUESTED VARIANCE; APPROVAL OF THE ZONE CHANGE TO [T][Q] C2-2 AND THE HEIGHT DISTRICT CHANGE TO 2; AND APPROVAL OF THE SITE PLAN REVIEW.
Robert Z. Duenas, (213) 978-1172.

Applicant: LAX Hospitality, L.P.

AFTER 10:30 A.M.

6. CPC-2002-4621-CU-SPP-DD
CEQA: ENV-2001-4027-EIR
Plans: West Los Angeles
Expiration Date: 2/22/03

Council District: 5
Location: 2000 Avenue of the Stars
Appeal Status: Further Appealable to Council

Public Hearing completed 12-9-02.

CONDITIONAL USE, to permit a Major Development Project in excess of 100,000 square feet of non-residential or non-warehouse uses and;

PROJECT PERMIT COMPLIANCE, with the Century City North Specific Plan (Ordinance No. 156,122) and;

DIRECTOR'S DETERMINATION, for reduction of off-street parking spaces required by Section 12.21 A 4 to permit 1,860 parking spaces in lieu of 2,066 parking spaces required, for the proposed demolition of 678,822 square feet of commercial space (including the Shubert Theater) located within two, eight-story buildings, to be replaced with the construction of a 15-story building containing 719,924 square feet of office, 30,527 square feet of restaurant, 18,318 square feet of retail, and 10,178 square feet of cultural space for a total of 778,947 square feet of development (a net increase of 100,125 square feet).

The proposal is to redevelop 9.2 acres of a 14.02 acre site located within the C2-2-O zone. The proposed 15-story structure would have an approximate height of 215 feet above grade at the plaza level on the east side of the building and 201 feet above grade on the Avenue of the Stars (The west side of the building). The Century Plaza Towers, located on the east side of the block at 2029 and 2049 Century Park East (4.82 acre portion of site), would not be changed as a result of the project. The project proposes to provide 1,860 parking spaces, for a total of 6,318 parking spaces for the entire 14.02 acre site.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171.

Applicant: Trammell Crow Company

***THE FEBRUARY 27, 2003 CITY
PLANNING COMMISSION
MEETING IS CANCELED.***

The next regular meeting of the City Planning Commission
will be held at **9:30 a.m. on Thursday, March 13, 2003,**
at 200 North Spring Street, Room 1010, City Hall,
Los Angeles, California .

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.