

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 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 Nos. 4 and 7.

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 agendized 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/cpcagnda.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 agendized 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. Update on Office of Zoning Administration Case Backlog - Robert Janovici
- B. Briefing on Work Program for Simplification and Modernization of the Los Angeles Planning Zoning Code - Frank Eberhard
- C. Council actions and schedule.
- D. Other items of interest.

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of 2-13-03.
- D. **CPC-92-0534-DA** **Council District No.5**
CEQA: EIR 90-0643 ZC-HD **Location:** 8720 Beverly Boulevard
Plan: Chatsworth-Porter Ranch

INFORMATION ONLY

ANNUAL REVIEW, of Cedars Sinai Development Agreement, for the modernization project consisting of 313,622 sq. ft. of an Outpatient Diagnosis and Treatment Center; 170,000 sq. ft. for the Organ Transplant Wing, with 110 hospital beds; 127,000 sq. ft. for the Rehabilitation Center, with 200 hospital beds; 47,478 sq. ft. for the Magnetic Resonance Imaging Center; 41,500 sq. ft for emergency rooms and; administrative and computer service facilities and, parking structures for 3,200 parking spaces on a site bounded by Beverly Boulevard to the north, Third Street to the south, San Vicente Boulevard to the east and Robertson Boulevard to the west.

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-1997-106-DA

CEQA: ENV-2003-1119-CE

Plan: Central City

Expiration Date: N/A

Council District: 9

Location: An area generally bounded by 11th Street to the north, 12th Street to the south and Los Angeles Convention Center to the west.

Appeal Status: N/A

PUBLIC HEARING

PROPOSED DEVELOPMENT AGREEMENT AMENDMENT, to modify Sections 3.3.1, 3.3.2, 3.3.3, 3.3.6, and 3.3.7 and to delete Section 3.3.4 of the Development Agreement between L.A. Arena Land Company, Inc., L.A. Arena Funding, LLC and the City of Los Angeles, to eliminate the variability and unpredictability of the rate of the Staples Center Admissions fee. The amendment is necessary in order to reflect corresponding amendments to the Gap Funding Agreement between the L.A. Arena Company, Inc., the L.A. Arena Funding LLC and the City of Los Angeles. No project is proposed at this time.

STAFF RECOMMENDS APPROVAL.

Jim Tokunaga, (213) 978-1174.

Applicant: L.A. Arena Land Company, Inc., and L.A. Arena Funding, LLC.

5. CPC-2002-2264-CU-ZV-SPP

CEQA: ENV-2002-2265-ND

Plan: Hollywood

Expiration Date: 3-15-03

Council District: 4

Location: 1725 N. Mariposa Avenue

Appeal Status: Appealable to Council

Public Hearing completed on January 17, 2003.

CONDITIONAL USE, pursuant to Section 12.24 U 4 of the LAMC, to permit a child care facility in the RD 1.5 zone; and

ZONE VARIANCE, pursuant to Section 12.27 of the LAMC, from the following:

1. Section 12.21 A 4(f) of the Code to permit three parking spaces in lieu of the four spaces required;
2. Section 12.21 A 5 (i) of the Code to allow vehicle parking stalls to be located where vehicles would back onto a local street (mariposa Avenue) when leaving the parking stalls, which otherwise is not permitted; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7. c of the Code, with the Vermont/Western Station Neighborhood Specific Plan, for the proposed conversion of a single family dwelling to a child care center consisting of up to 32 preschool children (3-6 years in age), operating between the hours of 8 a.m. to 6 p.m., Monday through Friday, with a total of three parking spaces.

STAFF RECOMMENDS DISAPPROVAL OF THE CONDITIONAL USE AND THE ZONE VARIANCE AND APPROVAL OF THE PROJECT PERMIT COMPLIANCE.

Lynda J. Smith, (213) 978-1170.

Applicant: Suzana Demirchyan

6. **CPC NO. 2002-2897-CU-ZV-ZAA-YV** **Council District:**14
CEQA: Notice of Exemption LAHD 244-01 **Location:** 611-619 Lorena Street
Plan: Boyle Heights **Appeal Status:** Appealable to Council
Expiration Date: 3-14-03

Public Hearing completed November 1, 2002.

CONDITIONAL USE, pursuant to Section 12.24 U 4 of the LAMC, to permit a child care facility in the RD1.5 zone; and

ZONE VARIANCE, pursuant to Section 12.27 of the LAMC, from the following: **(a)** Section 12.21 A 4 (a) of the Code to permit 0 parking spaces in lieu of the two parking spaces otherwise required for a 2-classroom child care facility; **(b)** Section 12.09.1 of the Code to allow an averaging of density between the C2-1 zone and the RD1.5 zone; **(c)** Section 12.21.1 of the Code to permit a complex of buildings up to 65 feet in height in lieu of the maximum 45 feet permitted in the RD1.5-1 zone; and

YARD VARIANCE, pursuant to Section 12.27 of the LAMC, from the following: **(a)** Section 12.09.B.1 of the Code to permit an electrical transformer along Concord Street with 0 feet front yard setback in lieu of the 15 feet required; **(b)** Section 12.09.1 B 1 of the Code to permit a building with 0 feet rear yard setback in the RD 1.5 zone in lieu of the 15 feet required and; **(c)** Section 12.21 C 2 (a) of the Code to permit a variable separation between buildings throughout the site of 12 feet, 6 inches to 19 feet, 6 inches in lieu of the required minimum 20 feet separation, for the proposed construction, use and maintenance of a 49-unit affordable housing complex, which includes a 9 percent density bonus, and a preschool age child care facility for up to 45 children, with a total of 49 tenant parking spaces.

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE PERMIT, SUBJECT TO CONDITIONS, AND DISAPPROVAL OF THE ZONE VARIANCES AND THE YARD VARIANCES.

Jim Tokunaga, (213) 978-1174.

Applicant: East Los Angeles Community Corporation

AFTER 10:30 A.M.

7. **AA-2000-1711-PMLA-MOD & ZA-2000-1712-CU-ZV-ZAD-SPR-A1, A2** **Council District: 9**
CEQA: ENV-2000-1713-MND **Location: 970 East 3rd Street**
Plans: Central City North **Appeal Status: Appealable to Council**
Expiration Date: 3-12-03 (Extended)

PUBLIC HEARING

TWO APPEALS, from the entire Determination of the Deputy Advisory Agency's modification of Conditions of Approval, pursuant to Sections 11.00-C, Condition Number 3 imposed under Case No. ZA-2000-1712-CU-ZV-ZAD-SPR-A1 and Section 17.53-H of the Los Angeles Municipal Code. The Deputy Advisory Agency approved the modification of Condition Nos. 8, 9, 11a, 12, and the deletion of Condition No. 14; modification of Condition Nos. 12-g(2), 18-g(2)a, 18-g(2)b, 18-g(2)c, and 19, imposed under Case No. ZA-2000-1712-CU-ZV-ZAD-SPR-A1, and reallocated square footage between uses and; modified Condition Nos. 19-g, 19-g(1) and 19-g(2), 20-a, 20-a and 20-b of Parcel Map LA No. AA-2000-1711-PMLA.

STAFF RECOMMENDS DENY THE APPEALS.
Emily Gabel Luddy, (213) 978-1327

Applicant: Dynamic Builders
Appellants: Southern California Institute of Architecture - A1
 Central City East Association - A2

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, March 27, 2003,**
at Airtel Plaza Hotel, 7277 Valjean Avenue, Van Nuys, 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.