

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

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 10, 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  
Thomas E. Schiff, Commissioner  
Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos.

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 provided that the Commission retains jurisdiction over the case.

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 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 90<sup>th</sup> 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
- D. **CPC NO. 1997-0106-DA**                      **Council District: 9**  
**CEQA: EIR (CRA) SCH 96-091061**        **Location: Various**  
**Plan: Central City**                              **Appeal Status: N/A**  
**Expiration Date: N/A**

**INFORMATION ONLY**

ANNUAL REVIEW, of L. A. Arena Land Company Inc. (Staples Center) Development Agreement, for development in an area of approximately 23 acres, of which 9 acres are developed with the Staples Center arena building, located at the southwest corner of Figueroa Street and 11<sup>th</sup> Street.

STAFF RECOMMENDS APPROVAL REVIEW AND FILE.  
Theodore L. Irving, (213) 978-1216

Applicant: L.A. Arena Land Company, Inc.

**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. 2002-6089-ZC-CU-DA-ZV-SPR**      **Council District: 4**  
**CEQA: ENV-2002-6090-MND**                      **Location: 5115 Wilshire Blvd.**  
**Plan: Wilshire**                                      **Appeal Status: Appealable to Council**  
**Expiration Date: 6-14-03 (Extended)**

Public Hearing completed on April 25, 2003.

ZONE CHANGE, pursuant to Section 12.32 of the LAMC, from [Q] C4-2D and C4-2D to [T][Q] C4-2D and

“D” DEVELOPMENT LIMITATION CHANGE, pursuant to Section 12.32, from a maximum building floor area limit of 200,000 square feet and a height limit of 195 feet to a maximum floor area ratio of 3 to 1 (which allows approximately 225,600 square feet of building floor area); and,

CONDITIONAL USE, pursuant to Section 12.24 W 27, to permit a Commercial Corner Development approval for uses which do not comply with the following requirements and conditions enumerated in Section 12.22 A 23: **a)** Section 12.22 A 23 (a)(6)(iii) to allow no landscape buffer along the periphery of the property along Orange Drive, Wilshire Boulevard and Mansfield Avenue in lieu of the 5-foot wide buffer required; **b)** Section 12.22 A 23 (a)(3) to allow an 85 foot high building in lieu of the maximum 40 feet permitted; and, **c)** Section 12.22 A 23 (a)(8) to allow the exterior walls (including doors) which face streets to be constructed without glazing, in lieu of the minimum 50 percent transparency required; and,

Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, TERMINATION OF DEVELOPMENT AGREEMENT, which is subject to Ordinance No. 168,053; and,

VARIANCE, pursuant to Section 12.27, to allow the proposed building to be constructed within the 5-foot building line setback along Wilshire Boulevard, established by Ordinance No. 59,577; and,

SITE PLAN REVIEW, pursuant to Section 16.05, findings for projects which result in an increase of 50 or more dwelling units, for the proposed construction, use and maintenance of a 6-story (maximum 85-feet high) building containing 173 multiple family dwelling units, 10,500 square feet of retail, 2,000 square feet of restaurant space, and associated parking and amenities (including development of a green-space park) on a 75,360 square foot parcel encompassing 14 lots on approximately 1.73 acres.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE ZONE CHANGE TO [T][Q]C4-2D, APPROVAL OF THE “D” DEVELOPMENT LIMITATION CHANGE, DENY THE CONDITIONAL USE PERMIT REQUEST SUBJECT TO  
CITY PLANNING COMMISSION                                      3                                      JULY 10, 2003

CONDITIONS; APPROVAL OF THE TERMINATION OF THE DEVELOPMENT AGREEMENT, VARIANCE AND THE SITE PLAN REVIEW.

Jim Tokunaga, (213) 978-1174.

Applicant: Avalon Bay Communities, Inc.

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, July 24, 2003,**  
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.