

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

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

Joseph Klein, President
Mabel Chang, Vice President
Richard M. Brown, Commissioner
Dorene Dominguez, Commissioner
Javier O. Lopez, Commissioner
Gerard McCallum II, Commissioner
Mitchell B. Menzer, 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:

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/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 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 9-11-03 and 9-25-03.

- D. **CPC NO. 1995-0325-DA**
CEQA: EIR 93-422 SP
Plan: Central City North

Council District: 14
Location: 800 Alameda Street
Appeal Status: N/A
Expiration Date: N/A

ANNUAL REVIEW, of Catellus Development Agreement (Union Station), for an area generally bounded by Santa Ana/Hollywood Freeway and El Monte Busway on the south to Alameda Street on the west and to Cesar E. Chavez Avenue on the north. The eastern property boundary runs along Bauchet Street and across Cesar E. Chavez Avenue around the Gateway Center and then continues along Vignes Street to the southern property boundary.

STAFF RECOMMENDS NOTE AND FILE.
Haideh Aghassi, (213) 978-1220

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. 2003-4361-CU**
CEQA: ENV-2003-4362CE
Plan: West Los Angeles

Council District: 11
Location: 1430 Centinela Avenue
Appeal Status: Further appealable to Council
Expiration Date: 10-11-03

Public Hearing completed on August 22, 2003
Supplemental Public Hearing held September 16, 2003

CONDITIONAL USE, pursuant to the provisions of Section 12.24-U, 4 of the Los Angeles Municipal Code, for the renewal of an existing conditional use permit to continue the use and maintenance of a preschool with a maximum of 44 children, between the ages of 3 and 6, in two classrooms, operating between 7:30 a.m. and 6:00 p.m., Monday through Friday. Seventeen on-site parking spaces are provided. No new structures or additions to existing structures are proposed.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda J. Smith, (213) 978-1170

Applicant: Ann K. S. Abellera, Southern California Montessori School, Inc.

5. **CPC NO. 2003-0221-PUB-ZV-ZAA**
CEQA: ENV-2003-4825-CE
Plan: West Los Angeles

Council District: 11
Location: 11505 W. Olympic Blvd.
Appeal Status: Further appealable to Council.
Expiration Date: 10-20-03

Public Hearing completed on September 8, 2003.

ALTERNATIVE COMPLIANCE MEASURES FOR A PUBLIC BENEFIT PROJECT, to permit a fire station with the following alternatives from the performance standards of Section 14.00 A 3: **a)** to permit a side yard of 22-feet, 6-inches along a portion of the easterly property line in lieu of the minimum 25-feet required by Section 12.21 C 3 of the Municipal Code; **b)** to permit no landscape buffer along the northeasterly property line in

lieu of the minimum 10-foot required; and, c) to permit landscaping of 2 percent within the parking area in lieu of the minimum 4 percent required by Section 12.21 A 6 of the Municipal Code; and

VARIANCE, pursuant to Section 12.27 of the Code, from the following: a) Section 12.21 A 6 to permit landscaping of 2 percent within the parking area in lieu of the minimum 4 percent required; and, b) Section 12.42 B to permit 0 shade trees within the vehicular parking area in lieu of the minimum 14 trees required; and

ZONING ADMINISTRATOR'S ADJUSTMENT, from Section 12.21 C 3 to permit a side yard of 22-feet, 6-inches along a portion of the easterly property line in lieu of the minimum 25-foot required, for the proposed expansion of Fire Station No. 59, including the acquisition of property, demolition of two single-family dwellings, and the proposed construction, use and maintenance of a new 8,104 square foot Fire Department building, one-story, 28-feet in height, with 76 parking spaces. The existing 6,270 square foot fire station building will remain for a combined total 14,374 square foot facility.

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

Applicant: City of Los Angeles, Bob Holloway

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| 6. <u>CPC NO. 2002-3161-CDO-ZC</u>
CEQA: ENV-2002-3162-ND
Plan: West Los Angeles and Palms-Mar
Vista-Del Rey | Council District: 11
Location: Various
Appeal Status: N/A
Expiration Date: N/A |
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Public Hearing completed on July 14, 2003.

COMMUNITY DESIGN OVERLAY ZONE, establishment of the West Pico Boulevard Community Design Overlay Zone, including approval of boundaries and community Design Guidelines and Standards, and Zone Changes to restrict certain uses, on all commercially and industrially designated parcels between the San Diego Freeway on the east, Tennessee Avenue to Federal Avenue on the north, Pico Boulevard to the south and Centinela Avenue (City Boundary) on the west.

STAFF RECOMMENDS APPROVAL.
Jeffrey Pool, (213) 978-1165

Applicant: City of Los Angeles

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 23, 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.