

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 13, 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
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner
VACANT, Commissioner

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

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

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 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 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 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. 40–Year Service Pin Presentation to Cora Smith
- B. Council actions and schedule.
- C. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- B. Minutes of 10-9-03 and 10-23-03.

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. 2002-7016-CU-DA-SPR** **CEQA:** ENV 2003-7017-MND
Location: 5550-5554 Wilshire Blvd. **Expiration Date:** 11-13-04
Council District: 4 **Appeal Status:** Appealable to City Council
Plan: Wilshire

Public Hearing completed September 19, 2003.

CONDITIONAL USE PERMIT, pursuant to Section 12.24-W.19, of the Los Angeles Municipal Code, to permit floor area ratio averaging in a unified development between the portions of the subject property designated Height Districts 1 and 2. Specifically, to allow 154,048 sq. ft. of building floor area to be developed in the portion of the site within Height District 1 in lieu of the maximum 75,415 sq. ft. permitted; and

DEVELOPMENT AGREEMENT, between Legacy Partners and the City of Los Angeles to provide reasonable assurances to the Developer with respect to its ability to implement proposed Project Approvals, with the Developer providing the City with certain public benefits; and

SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units, for the proposed demolition of existing retail buildings and the construction, use and maintenance of a mixed-use project with 197 dwelling units, 38,850 sq. ft. of ground floor retail (Wilshire frontage only) and related subterranean and ground floor structured parking, 6-stories (65-feet in height), with 573 parking spaces. Site area is 89,684 square feet and the total floor area is 265,600 sq. ft.

APPLICANT: J.J. Abraham, Legacy Partners Residential

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE PERMIT, SUBJECT TO CONDITIONS; DISAPPROVAL OF THE DEVELOPMENT AGREEMENT AND APPROVAL OF THE SITE PLAN REVIEW.

Jim Tokunaga, (213) 978-1174.

5. **CPC NO. 1998-0010-CPU** **CEQA:** ENV 2003-1922-EIR
Location: Various **Expiration Date:** N/A
Council District: 11 **Appeal Status:** N/A
Plan: Westchester-Playa del Rey

Public Hearing completed June 26, 2003.

PROPOSED WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN UPDATE, including plan amendments, zone changes, revisions to the plan text and map, for an area generally bounded on the north by Ballona Creek, Bay Street, Jefferson Boulevard, Centinela

Avenue, and the City of Los Angeles boundary with unincorporated County of Los Angeles; on the east by La Brea Avenue and the City of Los Angeles boundary with the City of Inglewood; on the south by the Los Angeles International Airport, the City of Los Angeles boundary with the City of El Segundo; and on the west of Dockweiler State Beach.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Jeff Pool (213) 978-1165.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 20, 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.