

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 8, 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. 5, 6, 7, and 8.

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/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 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 4-10-03 and 4-24-03.

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. 1998-301-CU-PA1 &
CPC NO. 2003-266-CUB**
CEQA: ENV-2002-5063-MND-REC
Plan: West Los Angeles
Expiration Date: 05-24-03

Council District: 11
Location: 12232 West Olympic Blvd.
Appeal Status: Appealable to Council

Public Hearing completed on April 11, 2003.

CONDITIONAL USE PLAN APPROVAL, to permit a reallocation of floor area and uses from a previously approved conditional use to allow up to 241,768 square feet of office, 7,000 square feet of retail, a 34,000 square foot health club, and the on-site relocation of a 10,300 square foot restaurant space; and

CONDITIONAL USE, to permit the sale or dispensing of alcoholic beverages for consumption on the premises in the M2 zone incidental to a 10,300 square foot restaurant, for the proposed conversion of a previously approved 330,000 square foot office/retail complex with 312,700 square feet of office use, a 10,300 square foot restaurant and 7,000 square feet of retail space to 241,768 square feet of office, a relocated 10,300 square foot restaurant space, 7,000 square feet of retail and a 34,000 square foot health club. The complex provides 983 subterranean parking spaces. Proposed hours of operation for the restaurant is from 6:00 a.m. to 12:00 a.m. daily, with a capacity of 240 seats (60 of which are outdoor) and a bar with 90 seats.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174.

Applicant: Justin Smart, Kilroy Realty, LP

5. **CPC NO. 2002-4730-ZC/GPA**
CEQA: ENV-2002-6352-CE
Plan: Southeast
Expiration Date: 07-21-03

Council District: 9
Location: 2430 S. Hope Street
Appeal Status: Appealable to Council, if disapproved.

PUBLIC HEARING

ZONE CHANGE/GENERAL PLAN AMENDMENT, from [Q] CM-2-O/Commercial Manufacturing to [Q]C2-2-O/Community Commercial. No project is proposed. The proposed Plan Amendment and Zone Change will result in all of Orthopedic Hospital's ownership being in a zone which permits hospital uses by right and will not require any future hospital expansion to go through either a rezoning or conditional use process. This will aid this major medical research and care facility to expand in future years onto this property.

STAFF RECOMMENDS APPROVAL OF [Q] C2-2-O/COMMUNITY COMMERCIAL.
Charles J. Rausch, (213) 978-1167.

Applicant: City of Los Angeles

6. **CPC NO. 2003-2302-CA** **Council Districts: ALL**
CEQA: ENV-2003-2303-CE **Location: Citywide**
Plan: ALL **Appeal Status: N/A**
Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE, (APPENDIX A), amending Sections 11.5.7, 12.12.2, 12.17.5, 12.21 and 12.24 of the Los Angeles Municipal Code, to permit wireless (cellular) antennas and associated equipment cabinets by right on rooftops of buildings in the C and M Zones, provided they meet design standards.

STAFF RECOMMENDS APPROVAL OF APPENDIX A.
Cora Smith, (213) 978-1310.

Applicant: City of Los Angeles

7. **CPC-2003-1139-CA** **Council District: ALL**
CEQA: 2003-1140-CE **Location: Citywide**
Plan: ALL **Appeal Status: N/A**
Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE, (Appendix A), amending Sections 12.36 and 17.02, of the Los Angeles Municipal Code, to allow for combined hearings on multiple applications for subdivisions of land and legislative actions. The proposed ordinance provides the Advisory Agency with the option to hold a combined public hearing with the City Planning Commission when dealing with complex cases requiring both a subdivision of land and one or more legislative actions, and identifies the City Council as the Appeals Board for such subdivision of land cases heard jointly by the Advisory Agency and the City Planning Commission.

STAFF RECOMMENDS APPROVAL OF APPENDIX A.
Simon Pastucha, (213) 978-1475.

Applicant: City of Los Angeles

8. **CPC NO. 2003-1038-CA** **Plan: ALL**
CEQA: ENV-2003-1039-CE **Expiration Date: N/A**

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

PUBLIC HEARING

PROPOSED ORDINANCE, (Appendix A), amending Sections 12.03, 12.10, 12.11, 12.12, 12.13, 12.21, 12.22, 12.24, 14.30, and 19.01, of the Los Angeles Municipal Code to add Eldercare Facility definitions and regulations. This proposed ordinance also modifies parking requirements for senior citizen housing and creates a unified permit process to address multiple entitlements for such projects.

STAFF RECOMMENDS APPROVAL OF APPENDIX A.
Simon Pastucha, (213) 978-1475.

Applicant: City of Los Angeles

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 22, 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.