

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 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
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 & 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

1. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

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-2002-5255-DA

CEQA: ENV-97-0177-MND (REC)
Plan: Westwood
Expiration Date: 05-15-03

Council District: 5

Location: 10804-10820 Wilshire Blvd.
1201-12115 Malcolm Ave.

Appeal Status: N/A

PUBLIC HEARING

PROPOSED DEVELOPMENT AGREEMENT, between Americana Glendale, Inc. and the

City of Los Angeles, to provide reasonable assurances to the Developer with respect to its ability to implement existing Development Approvals, with the Developer providing the City with certain public benefits, including: **(1)** funding a Neighborhood Traffic Protection Program dedicated to the reduction of traffic impacts that may occur as a result of the renovation of Santa Monica Boulevard, causing traffic to be re-routed near the project site during project construction; **(2)** funding a Neighborhood Traffic Protection Program dedicated to traffic issues that may be associated with the project, north of the project site; **(3)** funding a Traffic Improvement Fund for funding traffic improvements, including, but not limited to, potential street widening and new signalization, to address issues that may be associated with the project; **(4)** purchase and planting of 200 minimum 24-inch box trees in the neighborhoods surrounding the project site as directed by the City's Street Tree Division of the Bureau of Street Services; and **(5)** funding a Neighborhood Security Program dedicated to providing security for the neighborhoods surrounding the project site, for the proposed demolition of existing structures and construction of an approved 105-unit residential condominium development. The project was approved by the City Council under Case No. APCW-2001-1704-CU and Council File No. 02-2320 on December 13, 2002.

STAFF RECOMMENDS APPROVAL.

Jon Foreman, (213) 978-1171.

Applicant: Americana Glendale, Inc. (Richard Weintraub, Pres.)

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| 5. | <u>CPC-1990-314-CU-PA1</u>
CEQA: ENV-2002-6628-CE
Plan: Brentwood-Pacific Palisades
Expiration Date: 04-12-03 | Council District: 11
Location: 520 Paseo Miramar
Appeal Status: Appealable to Council |
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Public Hearing completed on February 24, 2003.

CONDITIONAL USE, pursuant to Section 12.24 M of the Los Angeles Municipal Code for the following:

(1) Per Condition No. 6 of CPC-1990-314-CU, a review of the 1990 conditional use authorization granted by the City Planning Commission to permit the use of the subject single-family residence as a non-profit literary institute ("Villa Aurora"); and

(2) To permit an increase in guest room occupancy for the literary institute's exiled writer and artists-in-residence program from the existing three guest rooms to a total of six guest rooms, for the proposed conversion of approximately 720 square feet of interior ground floor studio space into a guest room/work space for occupancy by an exiled writer and other ground floor interior alterations that will increase the literary institute's occupancy for its exiled writer and artists-in-residence programs from three guest rooms to a total of six guest rooms and; the addition of a four-car surface parking lot. No additional building square footage is proposed.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Larry Friedman, (213) 978-1225

Applicant: Friends of Villa Aurora

6. **CPC-2002-2773-GPA-ZC** **Council District: 1**
CEQA: ENV-2003-0428-MND **Location:** 306 W. Ave 26, Various
Plan: Northeast Los Angeles **Appeal Status:** Appealable to City Council, if
Expiration Date: 04-15-03 disapproved

Public Hearing completed on February 27, 2003.

GENERAL PLAN AMENDMENT/ZONE CHANGE, from Limited Manufacturing/M1-1 to Commercial Manufacturing/[Q]CM-1; Limited Manufacturing and Public Facilities/M1-1 and PF-1 to Commercial Manufacturing/[Q]CM-1; Public Facilities/PF-1 to Open Space/OS-1XL; Limited Manufacturing/M1-1 to Public Facilities/PF-1; Public Facilities/PF-1 to Limited Manufacturing/M1-1; and Limited Manufacturing/MR1-1 and Parking/P-1 to Commercial Manufacturing/[Q]CM-1, in order to permit residential uses in proximity to the Avenue 26 Metro Gold Line Station while maintaining existing light industrial activity in the area, for the proposed demolition of the existing furniture factory and the construction of a 308-unit affordable housing complex and the 3,500 square foot child care center with 272 parking spaces and a 28,600 square foot parking structure adjacent to the Metro Gold Line Terminal.

STAFF RECOMMENDS APPROVAL.
Terry Speth, (213) 978-1180

Applicant: City of Los Angeles

7. **CPC NO. 2001-5625-HPOZ** **Council District:10**
CEQA: ENV-2002-189-CE **Location:** Various
Plan: West Adams-Baldwin Hills-Leimert **Appeal Status:** N/A
Park and South Central Los
Angeles
Expiration Date: N/A

Public Hearing completed February 12, 2003.

PROPOSED ESTABLISHMENT OF A HISTORIC PRESERVATION OVERLAY ZONE (HPOZ) over the West Adams Terrace neighborhood, an area bounded by the Santa Monica Freeway to the north, Western Avenue to the east, West Adams Boulevard to the south, and 13th Avenue to the west.

STAFF RECOMMENDS APPROVAL.
Terry Speth, (213) 978-1180

Applicant: City of Los Angeles

8. **CPC NO. 2003-2115-CRA**
CEQA:FEIR SCH#1985052903
Plan: Hollywood
Expiration Date: N/A

Council Districts: 4 and 13
Location: Various
Appeal Status: N/A

PUBLIC HEARING

PROPOSED FIRST AMENDMENT TO THE HOLLYWOOD REDEVELOPMENT PLAN, for an area generally bounded by Franklin Avenue and Hollywood Boulevard on the north, Serrano Avenue on the east, Santa Monica Boulevard east of Gower Street and Fountain Avenue west of Gower on the south and La Brea Avenue on the west.

STAFF RECOMMENDS APPROVAL.
Terry Speth, (213) 978-1180

Applicant: City of Los Angeles, Community Redevelopment Agency

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