

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REVISED REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 9, 2017 after 8:30 a.m.
LOS ANGELES CITY HALL, COUNCIL CHAMBERS ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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1. [DIRECTOR'S REPORT](#)

- Update on City Planning Commission Status Reports and Active Assignments:
- Legal actions and issues update
- Other Items of Interest

2. [COMMISSION BUSINESS](#)

- Advance Calendar
- Commission Requests
- Minutes of Meeting – October 26, 2017

3. [NEIGHBORHOOD COUNCIL PRESENTATION](#)

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA 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.

5. **RECONSIDERATIONS**

5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.

5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **CONSENT CALENDAR (Item 6a.)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6a. **CPC-2015-1158-SN-TDR-MCUP-CUX-SPR**
CEQA: ENV-2015-1159-EIR, SCH No. 2016021013
Plan Area: Central City

Council District: 14 – Huizar
Last Day to Act: 11-09-17
Continued from: 09-14-17

PUBLIC HEARING – Completed May 24, 2017 and September 14, 2017

PROJECT SITE: 1020 South Figueroa Street; 716-730 West Olympic Boulevard;
1016-1060 South Figueroa Street; 607-613 West 11th Street;
1041-1061 South Flower Street

PROPOSED PROJECT:

Mixed-use development consisting of a 300-room hotel, 435 residential units, and 58,959 square feet of commercial uses. The project will result in a total floor area of 936,712 square feet and a maximum height of 540 feet. The project includes a total of 738 parking spaces and 654 bicycle spaces. As part of the project, the existing Luxe City Center hotel and surface parking lots will be demolished.

REQUESTED ACTION:

Approval of the requested **TFAR Transfer Plan** and Public Benefit Payment Plan.

On September 14, 2017, the City Planning Commission took the following actions:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the 1020 S. Figueroa Street EIR No. ENV-2015-1159- EIR and Erratas, SCH No. 2016021013, certified on August 18, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Approved and Recommended that the City Council approve, pursuant to Section 12.32-S of the Los Angeles Municipal Code (LAMC), the establishment of a Supplemental Use District to permit the Figueroa and Olympic South Sign District with the following modifications:
 - a. The maximum sign luminous intensity shall be 5,000 candelas during the day and 300 candelas at nighttime;
 - b. The hours of digital sign operation shall be from 7:00 a.m. to midnight;
 - c. Remove the “In-Lieu Fee” and require the take down ratio for digital signage be 10:1 and for static signage at 5:1;

- d. Incorporate the language related to sign enforcement by the Department of Building and Safety, regarding violations and administrative civil penalties, approved by the Commission on October 22, 2015, under Case No. CPC- 2015-3059-CA; and
- e. There shall be no digital signage on Flower Street.
- 3. Approved, pursuant to LAMC 12.24-W, 1, a Master Conditional Use to permit the sales of a full line of alcoholic beverages within the following:
 - a. On-site sales, dispensing, and consumption for 25 portable units within the hotel,
 - b. On-site sales, dispensing, and consumption for the mini-bars within each hotel room,
 - c. On-site sales, dispensing, and consumption for five restaurants/bars within the hotel,
 - d. On-site sales, dispensing, and consumption for 15 restaurants/bars within the commercial area;
 - e. Off-site sales for 3 retail establishments within the project site;
- 4. Approved, pursuant to 12.24-W, 18, a Master Conditional Use to permit public dancing and live entertainment within 20 establishments;
- 5. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area;
- 6. Adopted the Conditions of Approval as modified by the Commission including changes to the proposed Sign Ordinance; and
- 7. Adopted the Findings.

Applicant: Sun Wen, Jia Yuan USA Co., Inc.
 Representative: Sheri Bonstelle, Jeffer Mangels Butler & Mitchell, LLP;
 Jerry Neuman, Liner, LLP

Staff: Christina Toy-Lee, City Planner
 (213) 473-9723
christina.toy-lee@lacity.org

- 7. [VTT-72376-1A](#) Council District: 14 – Huizar
 CEQA: ENV-2013-3003-EIR, SCH No. 2013021046 Last Day to Act: 11-09-17
 Plan Area: Central City
 Related Cases: CPC-2013-4050-GPA-VZC-HD-SN-CU-MCUP-ZV-SPR;
 CPC-2013-4051-DA

PUBLIC HEARING – Completed May 17, 2017

PROJECT SITE: 900-1080 South San Julian Street; 901-1075 South San Pedro Street;
 1100-1118 South San Julian Street; 1122-1132 South San Julian Street;
 1150 South San Julian Street; 1154 South San Julian Street;
 1101-1145 South San Pedro Street; 612-624 East 11th Street;
 1021-1023 South San Julian Street; 1027 South San Julian Street;
 929 South San Julian Street; 933 South San Julian Street;
 941-945 South San Julian Street

PROPOSED PROJECT:

Five ground lots and 14 airspace lots for the development of 945 residential dwelling units, 210 hotel rooms, 294,641 square feet of commercial office uses, 224,862 square feet of retail uses (including restaurants, bars, event space, wholesale uses, and a cinema with 744 seats), and a 312,112 square

foot corporate/educational campus.

APPEAL:

1. Appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract Map for five ground lots and 14 airspace lots for the development of 945 residential dwelling units, 210 hotel rooms, 294,641 square feet of commercial office uses, 224,862 square feet of retail uses (including restaurants, bars, event space, wholesale uses, and a cinema with 744 seats), and a 312,112 square foot corporate/educational campus;
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2012-3003-EIR, SCH No. 2013021046, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
3. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program; and
4. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;

***Applicant:** Peter Flemming, The City Market of Los Angeles, Inc.
Representative: Jim Ries, Craig Lawson & Co., LLC

Appellant: Golden State Environmental Justice Alliance
Representative: Craig M. Collins, Blum Collins LLP

Staff: Christina Toy-Lee, City Planner
(213) 473-9723
christina.toy-lee@lacity.org

8. **CPC-2013-4050-GPA-VZC-HD-SN-CU-MCUP-ZV-SPR**
CEQA: ENV-2013-3003-EIR, SCH No. 2013021046
Plan Area: Central City
Related Cases: VTT-72376-1A; CPC-2013-4051-DA

Council District: 14 – Huizar
Last Day to Act: 11-09-17

PUBLIC HEARING – Completed May 17, 2017

PROJECT SITE: 900-1080 South San Julian Street; 901-1075 South San Pedro Street;
1100-1118 South San Julian Street; 1122-1132 South San Julian Street;
1150 South San Julian Street; 1154 South San Julian Street;
1101-1145 South San Pedro Street; 612-624 East 11th Street;
1021-1023 South San Julian Street; 1027 South San Julian Street;
929 South San Julian Street; 933 South San Julian Street;
941-945 South San Julian Street

PROPOSED PROJECT:

Demolition of approximately 91,729 square feet of the existing structures on-site and the construction of a mixed-use project consisting of 1,719,658 square feet of total developed floor area. The project will include the construction of 945 residential dwelling units, 210 hotel rooms, 294,641 square feet of commercial office uses, 224,862 square feet of retail uses (including restaurants, bars, event space, wholesale uses, and a cinema with 744 seats), and a 312,112 square feet corporate/educational campus. The project includes a total of 3,671 parking spaces. The project is anticipated to be built over a 20-year period.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2012-3003-EIR, SCH No. 2013021046, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 11.5.6, of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the Central City Community Plan to change the property's land use designation from Light Manufacturing to Regional Commercial and to apply the existing Central City Community Plan Footnote No. 4 to the project site to allow Height District No. 2D;
5. Pursuant to LAMC Section 12.32, a Vesting Zone Change from M2-2D Zone to [T][Q]C2-2D to permit the construction of the project, including provisions for the application of the Land Use Equivalency Program;
6. Pursuant to LAMC Section 12.32, a Height District Change to modify the "D" Limitation to allow a Floor Area Ratio of 4.1:1, in lieu of the required 3:1 FAR;
7. Pursuant to LAMC Section 12.32-S, a Supplemental Use District to permit a sign district for the site;
8. Pursuant to LAMC Section 12.24-W, 19, a Conditional Use to allow floor area ratio averaging in a unified development not to exceed 4.1:1 FAR over the entire site, with a maximum FAR of 4.43:1 on Block 1, 3.4:1 FAR on Block 2, 2.43:1 FAR on Block 3, and 7.19:1 FAR on Block 4;
9. Pursuant to LAMC Section 12.24-U, 14, a Conditional Use to allow a Major Development Project for a project that would result in the construction of 250 or more hotel guest rooms, or 100,000 square feet or more floor area in other nonresidential or non-warehouse uses;
10. Pursuant to LAMC Section 12.24-W, 1 a Master Conditional Use to permit the following:
 - a. Off-site sales for beer and wine for one establishment;
 - b. Off-site sales of a full line of alcoholic beverages for two establishments;
 - c. On-site sales, dispensing, and consumption of beer and wine for three establishments;
 - d. On-site sales, dispensing, and consumption of a full line of alcoholic beverages for 17 establishments; and
11. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area.

Applicant: Peter Flemming, The City Market of Los Angeles, Inc.
Representative: Jim Ries, Craig Lawson & Co., LLC

Staff: Christina Toy-Lee, City Planner
christina.toy-lee@lacity.org
(213) 473-9723

9. [CPC-2013-4051-DA](#) Council District: 14 – Huizar
CEQA: ENV-2013-3003-EIR, SCH No. 2013021046 Last Day to Act: 11-09-17
Plan Area: Central City
Related Case: CPC-2013-4050-GPA-VZC-HD-SN-CU-MCUP-ZV-SPR;
VTT-72376-1A
PUBLIC HEARING – Completed May 17, 2017

PROJECT SITE: 900-1080 South San Julian Street; 901-1075 South San Pedro Street;
1100-1118 South San Julian Street; 1122-1132 South San Julian Street;
1150 South San Julian Street; 1154 South San Julian Street;
1101-1145 South San Pedro Street; 612-624 East 11th Street;
1021-1023 South San Julian Street; 1027 South San Julian Street;
929 South San Julian Street; 933 South San Julian Street;
941-945 South San Julian Street

PROPOSED PROJECT:

Demolition of approximately 91,729 square of the existing structures on-site and the construction of a mixed-use project consisting of 1,719,658 square feet of total developed floor area. The project will include the construction of 945 residential dwelling units, 210 hotel rooms, 294,641 square feet of commercial office uses, 224,862 square feet of retail uses (including restaurants, bars, event space, wholesale uses, and a cinema with 744 seats), and a 312,112 square foot corporate/educational campus. The project includes a total of 3,671 parking spaces. The project is anticipated to be built over a 20-year period.

REQUESTED ACTION:

Pursuant to California Government Code Sections 65865-68869.5, a Development Agreement with the City of Los Angeles for a term of 20 years.

Applicant: Peter Flemming, The City Market of Los Angeles, Inc.
Representative: Jim Ries, Craig Lawson & Co., LLC

Staff: Christina Toy-Lee, City Planner
christina.toy-lee@lacity.org
(213) 473-9723

10. [CPC-2016-3748-DB-CUB-VCU-SPR](#) Council District: 10 – Wesson
CEQA: ENV-2016-3749-MND Last Day to Act: 11-16-17
Plan Area: Wilshire

PUBLIC HEARING – Completed August 2, 2017

PROJECT SITE: 631 South Vermont Avenue (621 – 643 South Vermont Avenue)

PROPOSED PROJECT:

A 33-story mixed-use building, measuring up to 450 feet in height, containing a new hotel with up to 200 rooms, approximately 16,410 square feet of office floor area, approximately 21,320 square feet of retail/restaurant floor area, 27,070 square-feet of open space and amenities, and up to 250 residential

condominium units including 22 very-low income units. A total of 483 vehicular parking spaces will be provided; of which 279 will service residential uses and 204 will service commercial uses. The project site is currently developed with a used car sales office and lot, restaurant, and surface parking lot that will be demolished in conjunction with the proposed project.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3749-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a Density Bonus, for an approximately 28.6% density bonus and the provision of 11% Very Low Income affordable housing units with an Off-Menu Incentive for increased Floor Area Ratio (FAR) up to 12:1 to exceed the FAR otherwise allowed by Footnote No. 6 in the Wilshire Community Plan land use policy map;
3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use, for on-site sales and consumption of alcoholic beverages in conjunction with a hotel;
4. Pursuant to LAMC Sections 12.24-W, 24 and 12.24-T, a Vesting Conditional Use, to permit a hotel use within 500 feet of a residential zone; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review, for the construction of 250 residential condominium units and 200 hotel guest rooms.

Applicant: Lixin, Azarmehr, 631 S. Vermont Ave., LLC
Representative: Joel Miller, PSOMAS

Staff: Jenna Monterrosa, City Planner
(213) 978-1377
jenna.monterrosa@lacity.org

11. [DIR-2017-2229-DB-1A](#)
CEQA: ENV-2017-2230-CE
Plan Area: Palms-Mar Vista-Del Rey

Council District: 5 – Koretz
Last Day to Act: 12-01-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 3355 - 3361 South Overland Avenue;
10704 -10710 West Rose Avenue

PROPOSED PROJECT:

The construction of a 6-story, 75-foot 9-inch tall residential building with 41 apartment units. The project will reserve four (4) dwelling units of the total for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:

- a. Yard/Setback. A 20 percent decrease in the required depth of the north side yard setback from 9 feet to 7 feet and 3 inches.
- b. Floor Area Ratio. An allowance for a 2.48:1 Floor Area Ratio in lieu of the maximum permitted 1.5:1 Floor Area Ratio.

APPEAL:

Appeal of the Director of Planning's approval of two On-Menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, and an appeal of the Categorical Exemption pursuant to State CEQA Guidelines Section 15332 (Class 32 – Infill Development), as the environmental clearance for the project.

Applicant: Dr. Robert Nolan, RKR Partners
Representative: Dana Sayles, three6ixty

Appellant: Dean K. Sugano
Representative: Jacky P. Wang, North American Title Law Group

Staff: Connie Chauv, City Planning Associate
connie.chauv@lacity.org
(213) 978-0016

12. [CPC-2016-4669-DB-SPR](#)
CEQA: ENV-2016-4670-CE
Plan Area: Boyle Heights

Council District: 14 – Huizar
Last Day to Act: 12-05-17

PUBLIC HEARING

PROJECT SITE: 2420 Cesar E. Chavez Avenue;
234 - 242 North Soto Street; 2418-2432 Cesar E. Chavez Avenue;
323 - 341 North Matthews Street

PROPOSED PROJECT:

Construction of two, 4-story mixed-use buildings (129,747.60 square feet) composed of 77 residential apartment units (76 designated for low-income tenants and 1 manager's unit), resident amenity spaces, approximately 8,000 square feet of commercial space, and parking. The 85,539.8 square foot project site is currently vacant with a surface parking lot and two portable trailers. The project proposes to grade 999 cubic yards of dirt.

REQUESTED ACTIONS:

Determine, based on the whole of the administrative record the project is exempt from the California Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

1. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the applicant proposes to set aside 76 units, or 100% of the units (excluding one manager's unit), as restricted affordable units for Low Income households and requests the following four Off-Menu Incentives:
 - a. Zero foot rear yard setback along the alley of the Matthews Street property;
 - b. Zero foot rear yard setback along the alley of the Soto Street property;
 - c. Averaging floor area ratio, density, open space, parking, and to permit vehicular access between the C2-1-CUGU and the R4-1-CUGU Zones and across an alley; and

- d. A building height of 65 feet in lieu of the 45 foot height limit permitted in the R4-1-CUGU and C2-1-CUGU Zones.
2. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that would result in an increase of 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area.

Applicant: Lara Regus, La Veranda, LP
Representative: Jim Ries, Craig Lawson & Co., LLC

Staff: Amanda Briones, City Planning Associate
amanda.briones@lacity.org
(213) 978-1328

*****THE FOLLOWING ITEM WILL BE CONSIDERED AFTER 11:00 AM****

13. [**CPC-2013-621-ZC-GPA-SP**](#) Council Districts: 5 – Koretz,
CEQA: ENV-2013-622-EIR 10 – Wesson, 11 – Bonin
Plan Area(s): West Los Angeles, Palms – Mar Vista – Del Rey,
West Adams – Baldwin Hills - Leimert

LIMITED PUBLIC HEARING

PUBLIC HEARING - Completed May 23, 2017

PLAN AREA:

The project area is located approximately eight miles west of Downtown Los Angeles, contains an area of approximately 1,971 acres, and includes all properties located approximately within a half-mile of the following Exposition Line Light Rail Transit stations: Culver City, Palms, Westwood/Rancho Park, Expo/Sepulveda, and Expo/Bundy.

PROPOSED PLAN:

The project is comprised of the Exposition Corridor Transit Neighborhood Plan (Specific Plan) and Exposition Corridor Streetscape Plan. The Exposition Corridor Transit Neighborhood Plan is a Specific Plan that rezones, and introduces new development regulations, for select properties within the Plan area. The Specific Plan also establishes urban design standards that would apply to all properties in the Plan Area (excluding those zoned R1 and R2). The Streetscape Plan outlines streetscape improvements to be implemented in the public right-of-way.

The project includes amendments to the West Los Angeles, Palms – Mar Vista – Del Rey, and West Adams – Baldwin Hills – Leimert Community Plans, as well as amendments to General Plan land use designations and zone changes.

RECOMMENDED ACTIONS:

1. Approve and recommend that the City Council adopt the proposed resolution to certify, based on its independent judgment after consideration of the entire administrative record, the Environmental Impact Report ENV-2013-622-EIR (State Clearinghouse No. 2013031038), adopt environmental findings, adopt a Statement of Overriding Considerations, and adopt the Mitigation Monitoring Program (MMP);

2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) and City Charter Sections 555 and 558, approve and recommend that the City Council adopt a resolution to amend the West Los Angeles Community Plan, Palms – Mar Vista – Del Rey Community Plan, and West Adams – Baldwin Hills – Leimert Community Plan as part of the General Plan of the City of Los Angeles;
3. Approve and recommend that the City Council adopt an ordinance to establish the Exposition Corridor Transit Neighborhood Plan (Specific Plan);
4. Approve and recommend that the City Council adopt an ordinance to effect zone changes as identified on the Land Use Designation Map and Zone Change Map;
5. Approve and recommend that the City Council adopt an ordinance to effect zone changes to repeal the West Pico Community Design Overlay (CDO);
6. Approve and recommend that the City Council adopt an ordinance to effect zone changes to amend the boundaries of the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay “Commercial Corridors” subarea;
7. Approve and recommend that the City Council adopt an ordinance to amend LAMC Section 12.04 to add the following to the list of Specific Plan zones: EC Exposition Corridor Transit Neighborhood Plan;
8. Approve in concept the Exposition Corridor Streetscape Plan; and
9. Adopt the Staff Recommendation Report as the Commission Report on the subject.

Applicant: City of Los Angeles

Staff: Lameese Chang, City Planner
(213) 978-1178
lameese.chang@lacity.org

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, November 16, 2017

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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