

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 28, 2005, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Beverly A. Ziegler, President
Young Kim, Vice President
Renee Anderson, Commissioner
Steven Carmona, Commissioner
Nancy Whang, Commissioner

Lourdes Sanchez, Commission Executive Assistant
(213) 978-1298 FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: Nos. 3, 4 and 5.

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public 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, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

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 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 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.cityofla.org/pln/index.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. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. ZA-2004-1195-ZAA-SPR-1A
CEQA: ENV-2004-0387-MND

Plan: Wilshire

Council District No. 5

Location: 665 South La Jolla Avenue and
6411 Wilshire Boulevard

Expiration Date: 05-17-05

Appeal Status: Not further appealable.

Continued from 05-10-05
PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's approvals of: **1)** a Zoning Administrator's Adjustment, pursuant to Los Angeles Municipal Code Section 12.28, from Section 12.16-C to permit a side yard of 5 feet in lieu of the required 16 feet and a rear yard of 0 feet in lieu of the required 20 feet; and **2)** a Site Plan Review, pursuant to Los Angeles Municipal Code Section 16.05, of a site plan for the construction, use and maintenance of a 160,000 gross square-foot, 17-story, 201-foot in height mixed use residential and commercial project. (The project includes 17,650 square feet of retail uses and a 4,800 square-foot restaurant on the ground floor; 143 multi-family residential apartment units on the upper 13 floors and 356 total parking spaces on five levels including one subterranean level.)

STAFF RECOMMENDS DENY THE APPEAL.

R. Nicolas Brown, (213) 978-1314

APPLICANT: Raphael Nissel; Representative: Michael Tharpe

APPELLANT: 1) Arnold Mednick

2) Robert Drabkin; Representative: Tamar C. Stein

4. ZA-2001-5525-CUB-PA1-1A Council District No. 4
CEQA: ENV-2004-2694-CE Location: 4656 Franklin Avenue
Plan: Hollywood Expiration Date: 06-29-05
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's: **1)** denial of a Plan Approval, pursuant to Los Angeles Municipal Code Section 12.24-M, requesting the modification of Condition No. 8b of Case No. ZA 2001-5525-CUB to permit an expansion from 91 permitted seats to 107 seats; and **2)** a Determination, pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 6 of Case No. ZA 2001-5525-CUB, that partial but not full compliance with the conditions of the prior action has been attained in association with the operation of a restaurant that sells a full line of alcohol for on-site consideration.

STAFF RECOMMENDS DENY THE APPEAL.
Lourdes Green, (213) 978-1313

APPLICANT: Jasbir Singh, Electric Lotus; Representative: Shun J. Shin

APPELLANT: Same

5. ZA 2004-6451-ZAA-1A Council District No. 5
CEQA: ENV-2004-6452-CE Location: 8853 West Lookout Mountain
Plan: Hollywood Avenue
Expiration Date: 06-29-05
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.08-C,4 of the Municipal Code to allow a reduced lot width of 12.5 feet in lieu of 50 feet and a reduced lot size of 937.5 square feet in lieu of the minimum required 5,000 square feet, in conjunction with the construction, use and maintenance of a single-family dwelling on property zoned R1-1.

STAFF RECOMMENDS DENY THE APPEAL.
Anik Charron (213) 978-1307

APPLICANT: Michael Smith

APPELLANT: Maria Ten Houten for Lookout Mountain Alliance

6. APCC 2004-7698-SPE-ZAD-SPP
CEQA: ENV-2004-7699
Plan: Westlake

Council District No. 1
Location: 1010 W. Wilshire Boulevard
Expiration Date: 07/06/05
Appeal Status: Further appealable to City Council.

Public Hearing completed on May 23, 2005.

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5 7 F of the Municipal Code, from the following Sections of the Central City West Specific Plan (Ordinance Nos. 166,703, and 167,944 and 176,519):

- a. Section 6 F 7 to permit 0-foot side yards adjoining the new construction in lieu of the minimum 7 feet required, and a 0-foot rear yard in lieu of the minimum 16 feet required;
- b. Section 8 D 1(c) to permit the following open space/landscape deviations from the Urban Design Guidelines (Appendix D), Residential Projects and the Residential Portion of Mixed Use Projects:
 - (1) To permit approximately 6,050 square feet of open space in lieu of the minimum 36,000 square feet required;
 - (2) To permit the development of the project with no trees in lieu of the minimum 240 trees required;
- c. Section 11 C 2(a)(2) to permit the required set aside of 15% low-income affordable dwelling units to be provided off-site within the Central City Specific Plan area.

Zoning Administrator's Determination, pursuant to Section 12.24 X 1 of the Municipal Code, for an Adaptive Reuse Project outside the Downtown Project Area, with the following incentives and exceptions pursuant to Section 12.24 X 1 (2):

- a. Section 12.22 A 26(h)(2) to exceed the density requirements of the zone or height district by providing 240 units in-lieu of the permitted 161 units;
- b. Section 12.22 A 26 (h) (3) to permit the number of parking spaces to be the same as or not less than that existed on the site on June 3, 1999. (Note project will provide 240 parking spaces in-lieu of the 74 spaces identified on the Certificate of Occupancy dated 1/26/76);
- c. Section 12.22 A 26 (h) (6) to not provide a loading dock;
- d. Section 12.22 A 26(j)(1) to exceed the floor area permitted by Section 6 C of the Central City West Specific Plan by providing a floor area ratio of 9:1 in lieu of the maximum floor area ratio of 6:1 permitted;
- e. Section 12.22 A 26(j)(3) to maintain the existing 0-foot yards on the existing building in lieu of the minimum 16 foot side yards and 20 foot rear yard required by the Central City West Specific Plan.
- f. Section 12.21 A 4(a) to permit 158 parking spaces to be located on proposed Lot 1, 22 spaces to be located on proposed Lot 2, and 46 spaces to be located on an off-site location via a covenant in lieu of the requirement that the parking spaces be located on the same lot as the dwelling units thereon;
- g. Section 12.21 A 5(a)(1) and 12.21 A 5(a)(1)(ii) to permit parking stall widths of 8 feet, 4 inches in lieu of the minimum 8 feet, 8 inches, and 7 foot clearance in some areas between parking stalls and adjacent obstructions in lieu of the minimum 10 feet clearance required, respectively;
- h. Section 12.21 A 5(c) to permit the single parking spaces provided per unit to be compact spaces in 86 instances, in lieu of compact parking spaces permitted only in excess of one space per dwelling unit;
- i. Section 12.21 A 5(h) to permit tandem parking spaces for separate units in lieu of providing parking stalls which are individually and easily accessible; and
- j. Section 12.21 A 5 to permit various deviations to parking bay widths, as follows:

Levels A & B

41 feet, 11 inches in lieu of 42 feet
42 feet, 6 inches in lieu of 46 feet
42 feet in lieu of 44 feet, 8 inches

Ground Floor

43 feet, 10 inches in lieu of 44 feet, 8 inches

Mezzanine Floor

41 feet, 8 inches in lieu of 45 feet, 4 inches
57 feet, 5 inches in lieu of 63 feet
36 feet, 4 inches in lieu of 40 feet, 4 inches

Project Permit Compliance, pursuant to Section 11.5.7.C of the Municipal Code, determination with the Central City West Specific Plan for the proposed **conversion and adaptive reuse** of an existing 16 story commercial office building to a mixed use project consisting of 240 joint living and working condominium units and approximately 3,000 square feet of neighborhood serving ground floor retail space (proposed lot 1); and the construction, use and maintenance of a new 4 level structure to provide additional parking and residential amenities (proposed lot 2), including a business center, wine cellar, spa, and roof-top pool. Also proposed is an elevated structure spanning Ingraham Street which will connect the two lots and which will include an elevated walkway providing access between the buildings, a fitness center, storage, a basketball court and an open space area. Note: An additional application (Vesting Tentative Tract No. 62400) has been filed for condominium purposes which will require a separate action by the Advisory Agency.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL SUBJECT TO CONDITIONS.

Patricia Diefenderfer (213) 978-1174

APPLICANT: Rahim Amidhozour, Amir, LLC

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| 7. <u>APCC 2005-0490-SPE-ZV-ZAA-SPP</u>
CEQA: ENV-2003-7073-MND
Plan: Westlake | Council District No. 1
Location: 440-458 Hartford Avenue and
431-433 Lucas Avenue
Expiration Date: 06/28/05
Appeal Status: Further appealable to City
Council; Zone Variance further appealable if
granted. |
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Public Hearing completed May 9, 2005.

Specific Plan Exceptions, pursuant to Section 11.5.7.F of the Municipal Code, for the following provisions of the Central City West Specific Plan (Ordinance 167,944):

- a. Section 6 F 2 to allow a mixed use development containing residential and retail uses and a boy's and girl's club, which are otherwise not permitted on a lot within the R5(CW) Land Use Category and the R5 Zone;
- b. Section 8 C 1 to allow a setback of 8 feet along the Hartford Avenue property line in lieu of the 10-foot Open Space Setback required on all lots used for commercial purposes along any lot line which is coterminous with Hartford Avenue;
- c. Section 8 D 2(a) to allow approximately 800 square feet of Common Open Space, as defined by the Specific Plan, on Parcel No. 2 (fronting on Lucas Avenue) and provide the balance of the remaining required Open Space for Parcel No. 2 to be situated on Parcel No. 1 (fronting on

- Hartford Avenue), in lieu of the minimum of 150 square feet of Open Space for each dwelling unit constructed, as required to be located on each parcel;
- d. Section 10 B to allow 10 parking spaces on Parcel 2 in lieu of the minimum 14 parking spaces required;
 - e. Section 10 B to allow a cumulative total of 67 on-site parking spaces with no specific assigned spaces for the residential, commercial, or boys and girls club uses in a tandem parking configuration, which is otherwise not permitted;
 - f. Appendix D, Urban Design Guidelines "Residential Projects and the Residential Portion of Mixed Use Projects", Guideline 6 to allow fewer than one tree provided on-site for every dwelling unit;

Zone Variance, pursuant to Section 12.27 of the Municipal Code, to allow the following:

- a. Section 12.21 C 6(a) to allow no loading space adjacent to a public alley, which is otherwise required;
- b. Section 12.21 G 2 to allow no open space, as defined by the regulations of this Section, on Parcel No. 2 (fronting on Lucas Avenue) in lieu of the minimum 2,100 square feet of total open space required;

Zoning Administrator's Adjustment, pursuant to Section 12.28 of the Municipal Code, to allow the following:

- a. Section 12.12 C 2 to allow a 6 inch side yard along the northerly property line (Parcel No. 1) in lieu of the minimum 8 feet required;
- b. Section 12.12 C 2 to allow a 0 foot side yard along the southerly property line (Parcel No. 1) in lieu of the minimum 8 feet required;
- c. Section 12.12 C 2 to allow a 0 foot side yard along the northerly and southerly property line (Parcel No. 2) in lieu of the minimum 8 feet required; and
- d. Section 12.12 C1 to allow a 0 foot front yard along Lucas Avenue (Parcel No. 2) in lieu of the minimum 15 feet required, as a result of the required street dedication;
- e. Section 12.12 C 3 to allow 10 foot rear yards as measured from the centerline of the alley for both Parcel Nos. 1 and 2 in lieu of the minimum 17 feet required;

Project Permit Compliance, pursuant to Section 11.5.7.C of the Municipal Code, with the Central City West Specific Plan for the proposed demolition of 3 structures and construction, use and maintenance of a mixed use project with 54 affordable apartment units, 1,500 square feet of retail floor area, and a 3,000 square foot Boys and Girls Club. The proposed development consists of 2 buildings on separate parcels which are bisected by a public alley, with 40 units located on the parcel having frontage on Hartford Avenue (Parcel No. 1) and 14 units located on the parcel having frontage along Lucas Avenue (Parcel No. 2). The buildings will be 4 and 5 stories, approximately 75 feet in height, over subterranean parking garages having a total of 67 parking spaces (57 spaces on Parcel No. 1 and 10 spaces on Parcel No. 2), including 54 parking spaces for the residents, 6 parking spaces for the Boys and Girls Club, 6 parking spaces for the retail uses, and one additional non-required parking space, on two parcels totaling approximately 39,000 square feet, in the R5(CW) Zone. The Boys and Girls Club will be located on Parcel No. 1. Also proposed is a pedestrian bridge, connecting the two parcels, which will require approvals from other City Agencies.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL SUBJECT TO CONDITIONS.

Patricia Diefenderfer (213) 978-1174

APPLICANT: A Community of Friends

8. PUBLIC COMMENT

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central Area Planning Commission
will be held at 4:30 p.m. on Tuesday, July 12, 2005,
at 200 North Spring Street, 10th Floor
Los Angeles, California 90012

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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested 72 hours prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298.