

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 13, 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: No. 4.

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. APCC 2004-7531-SPE-ZV-SPP
CEQA: ENV 2004-7532-MND
Plan: Westlake

Council District No.: 1
Location: 750 S. Garland Avenue
Expiration Date: 9/13/05
Appeal Status: Appealable to City Council

Public hearing completed on August 5, 2005

Pursuant to Section 11.5 7 F of the Municipal Code, an **Exception** from the following provisions of the Central City West Specific Plan (Ordinance Nos. 166,703, 167,944 and 176,519):

- A. Section 6.F.7 to permit the existing zero foot side yards to be maintained with the proposed project in lieu of the minimum 11 feet required, and existing zero foot front yard in lieu of the minimum 20 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 7,300 square feet of open space on site with no new landscaping in lieu of the minimum 30,900 square feet required;
 - 2. To permit 13 trees in lieu of the minimum required 206 trees.
 - 3. Section 9.A to permit no dedication and widening of the 8th Street right-of-way in lieu of the 3 feet required;
 - 4. Section 10.B to permit reduced parking and the continuation of the existing 148 parking spaces in lieu of the minimum required 267 parking spaces;
 - 5. Section 11.D.3 to permit the required 15 percent set aside of low

income units be efficiency units, consistent with the market rate units, in lieu of the requirement that a minimum of 30 percent of the low income units be two bedrooms or larger, and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** to allow the following:

1. Section 12.21.A.5.(a)(1) to allow one subcompact residential parking space to have a width of 7 feet, 3 inches in lieu of the minimum required 7 feet, 6 inches;
2. Section 12.21.A.5.(c) to permit 130 of the proposed 135 residential parking spaces to be compact spaces in lieu of compact parking spaces permitted only in excess of one space per dwelling unit, and

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** determination with the Central City West Specific Plan for the **conversion of an existing 93,337 square foot, 205 room hotel into a mixed use project** containing 205 efficiency apartment units, one 1-bedroom manager's unit, and the continuation of a 6,609 square foot ground floor restaurant/banquet/bar area, providing 135 residential parking spaces and 13 commercial parking spaces, on a 43,886 square foot lot.

STAFF RECOMMENDS APPROVAL.

Jim Tokunaga (213) 978-1172

APPLICANT: Bret Mosher, 750 Garland LLC

4. AA 2004-5320-COC -1A
CEQA: ENV-2004-6452-CE
Plan: Hollywood

Council District No.: 5
Location: 8853 W. Lookout Mountain Ave
Expiration Date: 8/12/05 (extended)
Appeal Status: Not further appealable
per Ord. 176,321 effective January 15,
2005, which amends Section 17.54 of the
LAMC

PUBLIC HEARING

AN APPEAL of the issuance of a Certificate of Compliance pursuant to Sections 66428(a)(2) and 66499.35 of the California Government Code (State Subdivision Map Act), allowing the two subject, legal, non-conforming lots described below to be sold, leased or financed as one parcel. The two proposed combined lots are approximately 3,433 square feet in lot area, with a combined frontage along Lookout Mountain Avenue of 37.5 feet for the proposed construction, use and maintenance of one-single-family dwelling on two vacant, non-conforming lots in the R1-1 zone.

STAFF RECOMMENDS TO DENY THE APPEAL

Lynn Harper (213) 978-1310

APPELLANT: Richard Carradine

APPLICANTS: Michael and Yvette Smith

5. APCC 2004-6879-SPE-SPP Council District No.: 1
CEQA: ENV- 2004-6880-CE Location: 1200 West Seventh Street
Plan: Westlake Expiration Date: 09-13-05
 Appeal Status: Appealable to
 City Council .

Public hearing completed on July 18, 2005

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, an Exception from Section 14.D.1(f) of the Central City West Specific Plan (Ordinance Nos. 166,703, 167,944, and 176,519) to permit a 279 square foot wall sign in-lieu of the maximum permitted 75 square foot wall sign, and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code, a determination with the Central City West Specific Plan for the proposed removal of an existing (approx. 159 sq. ft) wall sign on the parapet of the 8th Street elevation and the installation of a new (approx. 279 sq. ft) illuminated wall sign (consisting of a logo and channel letters) at the same location.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Diana Lowrance, (213) 978-1209

APPLICANT: Lena Viessenko

6. APCC 2005-2155-SPE-ZAD-SPP Council District No.: 1
CEQA: ENV- 2005-2156-MND Location: 1309-1315, 1319 and 1325,
Plan: Westlake West Fifth Street
 Expiration Date: 09-13-05
 Appeal Status: Appealable to
 City Council .

Public hearing completed on July 18, 2005

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from the following Sections of the Central City West Specific Plan (Ordinance Nos. 166,703, 167,944, and 176,519):

- a. Section 6F-2 to allow a zero-foot front yard in lieu of the 15 feet required in the R5(CW) zoned portion of the site adjacent to 5th Street;

- b. Section 6F-7 to allow a zero-foot side yard in lieu of the 8 feet required in the C4(CW) zoned portion of the site adjacent to 5th Street;
- c. Section 6F-7 to allow a portion of the permitted R5 (CW) residential density to be built on the C4 (CW) commercial zoned portion of the site and therefore averaged throughout the development without increasing the overall permitted density;
- d. Section 8 D 2 (a) 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 125 square feet of Open Space per dwelling unit in-lieu of the minimum 150 square feet of Open Space per dwelling unit required; and
 - (2) To permit the development of the project with 42 trees in lieu of the 80 trees (one per dwelling unit) required;
- e. Section 9 D 1 (a) to permit the following deviations from the List of Transportation Improvements (Appendix C):
 - (1) To permit zero feet of Open Space Setback adjacent to the sidewalk along Bixel Street in lieu of the required five feet; and
 - (2) To permit the required dedications but not street improvements along Bixel Street and 5th Street.
- f. Section 11.C.2 (a) to designate zero percent of the dwelling units within the project as Low Income Dwelling Units in-lieu of the 15% Low Income Dwelling Units required, and

Pursuant to Section 12.24 X 7 of the Municipal Code, a **Determination** from Section 12.22 C 20 (f) (3) to permit construction of a 7 foot, 6-inch high fence in lieu of the maximum permitted 6 feet in height fence in the rear yard at the pool enclosure, and

Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** determination with the Central City West Specific Plan for the proposed construction, use and maintenance of a new 5-story, 80 unit multi-family residential building providing 146 parking spaces, including 126 resident parking spaces and 20 guest parking spaces, to be provided at grade and in two subterranean levels on a 32,419 square foot site.

APPLICANT: Brad Gluckstein, Gluckstein Bixel LP

7. 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, September 27, 2005,
at 200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action employer

City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. As a covered entity under Title II of the Americans with Disabilities Act, the 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.