

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 11, 2005, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Young Kim, President
Beverly A. Ziegler, Vice President
Renee Anderson, Commissioner
Chanchanit Martorell, 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. 3,4,6 and 7.

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. **DIR 2004-1872-DRB-SPP-1A**

CEQA: ENV-2003-7805-MND

Plan: Wilshire

Council District No.: 4

Location: 4141 Wilshire Boulevard

Expiration Date: 11/03/05 (Extended)

Appeal Status: Not further appealable

PUBLIC HEARING CONTINUED FROM 9/27/05

AN APPEAL, from the entire Director's Determination granting approval of Design Review/Project Permit Compliance for the proposed construction, use and maintenance of a 10-unit, 3-story condominium project with two levels of subterranean parking on a 20,028 square foot site after highway dedication.

STAFF RECOMMENDS TO DENY THE APPEAL.

Megan Hunter (213) 978-1194

APPLICANT: Blue Ocean Development

APPELLANT: Bill Christopher, as Agent for Randall Steiner and the Roman Catholic Archdiocese of Los Angeles

4. **ZA 2004-7835-ZAD-1A**

CEQA: ENV- 2004-7836-CE

PLAN: Wilshire

Council District No.: 5

Location: 6630 West Maryland Drive

Expiration Date: 10-05-05 (Extended)

Appeal Status: Not further appealable

PUBLIC HEARING CONTINUED FROM 9/27/05

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to permit a fence, gate and hedge 8 feet in height within the front yard in lieu of the maximum 3 feet 6 inches otherwise permitted under Section 12.21-C,1(g) of the Municipal Code in the R1-1 Zone.

STAFF RECOMMENDS TO DENY THE APPEAL.

Linn Wyatt, (213) 978-1473

APPLICANT: Michael Conway

APPELLANT: Same

5. **APCC 2005-1130-SPE-ZV-SPP**

CEQA: ENV-2005-1151-MND

Plan: Westlake

Council District No.: 1

Location: 1256 W. 7TH Street

Expiration Date: 10/11/05

Appeal Status: Zone Variance further
appealable if granted

PUBLIC HEARING COMPLETED 9/02/05

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

- a. Sections 6.F.2 and 6.F.7 to permit a 0-foot rear yard on the portion of the subject property designated C4(CW) in lieu of the minimum 20-foot rear yard required, and 0-foot side yards on the portion of the property designated R5(CW) in lieu of the minimum 16-foot side yards required;
- b. Sections 6.F.2 and 6.F.7 to exceed the density requirements of the Specific Plan by permitting 290 dwelling units in lieu of the maximum 185 dwelling units permitted by the R5 (CW) and C4(CW) Land Use Categories;
- c. Sections 6.F.2 and Section 6.F.7 to permit the existing 143,550 square feet of floor area (all located within the C4(CW) portion of the property) to be reallocated over the balance of the site in lieu of the maximum 80,900 square feet permitted on the C4(CW) portion;
- d. Section 8.A.6 to permit a 160 feet in height building in lieu of the maximum 45 feet height permitted for projects located within 0 to 49 feet from an R3(CW) lot;
- e. 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 the development of the project with no common or private open space areas in lieu of the minimum 43,500 square feet required (29,000 square feet as common open space, 14,500 square feet as private open space);
 - (2) To permit the development of the project with no trees in lieu of the minimum 290 trees required;
- f. Section 9.D.1(a) to permit a waiver from the following required street dedications and improvements of the Specific Plan's List of Transportation Improvements (Appendix C): 17 feet along Witmer Street and Hartford Street, 2 feet along Ingraham Street and 5 feet along 7th Street;
- g. Section 10 B to permit 258 on-site parking spaces and 32 off-site parking spaces (290 total parking spaces) in lieu of the minimum

- 598 resident and 84 commercial spaces required;
- h. Section 11 D 3 to permit 30 percent of the project's 15 percent required low-income dwelling units to be one-bedroom units in lieu of the minimum required two-bedroom unit size or larger;
2. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:
- a. Section 12.21 A 4 (a) to permit all residential tenant parking to be located within an existing parking structure and on an off-site surface parking lot in lieu of the requirement that residential parking be located on the same lot as the residential use;
 - b. Section 12.21 A 5(a)(1) to permit parking stall widths of 8 feet, 6 inches in lieu of the minimum 8 feet, 8 inches
 - c. Section 12.21 A.5 (b) to permit parking bays widths of 58 feet within the existing parking structure in lieu of the required 64 feet, and 39-foot bay widths for the compact parking spaces at the proposed off-site surface parking lot in lieu of the required 40-foot, 4-inch bay width;
 - d. Section 12.21 A 5(c) to permit the single parking spaces provided per dwelling unit to be compact spaces in 102 instances (70 compact spaces on the roof top level of the parking garage and 32 spaces at the off-site parking lot) in lieu of compact parking spaces being permitted only in excess of one space per dwelling unit;
 - e. Section 12.21 C 5(h) to permit surface parking, a parking structure and trash facilities in a more restrictive zone, R5(CW), accessory to the main use, a mixed use project, which is located in a less restrictive zone, C4(CW), that is otherwise prohibited; and
3. 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 **conversion and adaptive reuse of an existing, 14-story, 143,550 square-foot hotel into a mixed use project** comprised of 290 residential condominium units, containing 120,138 square feet of floor area, with 15 percent set aside affordable units, and ground-floor retail and second-floor restaurant uses containing 15,131 square feet of floor area. (Note: A separate case, Vesting Tentative Tract No. 62330, has been filed for lot merger and condominium purposes, which will require a separate public hearing before the Advisory Agency).

STAFF RECOMMENDS TO APPROVE REQUESTS.
Jim Tokunaga, (213) 978-1172

APPLICANT: Mayfair LLC (Fraydoon Bral)

6. **ZA 2005-624-CU-ZV-1A**
CEQA: ENV-2005-923-MND
PLAN: Westlake

Council District No.: 1
Location: 1521 W. Pico Blvd.
Expiration Date: 10/29/05
Appeal Status: Zone Variance further
appealable if granted

PUBLIC HEARING

AN APPEAL, from all of the following Zoning Administrator's denials: **1)** Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,50, a Conditional Use to permit the construction, use and maintenance of a 106, 100 square-foot, approximately 850-unit self-storage facility for household goods with hours of operation between 7 a.m. and 7 p.m. daily, partially located in the CM Zone; **2)** Pursuant to Charter Section 562 and LAMC Section 12.27-B, a Variance from Sections 12.11-A and C of the Municipal Code to permit the storage facility to be located in the R4 Zone and in the R4 Zone rear yard required setback area; and a Variance from Section 12.21-A,4(c)(1) of the Municipal Code to permit 15 parking spaces in lieu of 31 parking spaces otherwise required; **3)** Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to permit the construction, use and maintenance of an 8-foot high fence within the front yard setback of the R4 Zone portion of the property in lieu of the otherwise maximum permitted height of 3 -1/2 feet; and **4)** Pursuant to LAMC Section 16.05 a determination of Site Plan Review.

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

APPLICANT: Todd Lucas, Extra Space Storage

APPELLANT: Same

7. **ZA 2005-922-CU-1A**
CEQA: ENV-2005-923-MND
PLAN: Hollywood

Council District No.: 5
Location: 603 N. Fairfax Ave.
Expiration Date: 10/11/05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, of a Conditional Use to permit a hotel within 500 feet of a residential zone, and a commercial corner deviation for hours of operation, 24 hours, seven days per week.

STAFF RECOMMENDS TO DENY THE APPEAL.
Patricia Brown, (213) 978-1306

APPLICANT: Joseph Fazio

APPELLANT: Same

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, October 25, 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. 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) 978-1298.