

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 10, 2006, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Young Kim, President
Franklin Acevedo, Commissioner
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. 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 agendized 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 agendized 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 2005-624-CU-ZV-1A**
CEQA: ENV-2005-923-MND
PLAN: Westlake

Council District No.: 1
Location: 1521 W. Pico Blvd.
Expiration Date: 01/10/06
Appeal Status: CU, ZAD and SPR not
further appealable; Zone Variance
further appealable if granted.

Continued from 10/11/05.

PUBLIC HEARING CLOSED

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
Representative: Patrick Perry and Gerald Wells

APPELLANT: Same

4. **AA 2005-2343-PMLA-1A**
CEQA: ENV- 2005-2344-ND
Plan: Wilshire
- Council District No.: 10
Location: 1601 Hi Point Street and
5646 Pickford Street
Expiration Date: 01/10/06
Appeal Status: Not further appealable
per Ord. 176,321 effective January 15,
2005, which amends Section 17.54 of
the LAMC.

Continued from 11/22/05.

PUBLIC HEARING

AN APPEAL, in part of the Deputy Advisory Agency's approval of Parcel Map AA 2005-2343-PMLA for a maximum two parcel subdivision of an existing legally recorded 8,712 square foot lot with two existing single family dwellings to remain.

STAFF RECOMMENDS TO DENY THE APPEAL.

Lynn Harper, (213) 978-1310

APPLICANT: Bruce Thibodeau; Representative: Jennifer Ashely

APPELLANT: Same

5. **APCC 2005-7302-ZC-SPE-SPP**
CEQA: CIM Sunset & Vine Retail
Addition and Signage Program
Mitigated Negative Declaration
(MND) previously Adopted by CRA
October 20, 2005.
- Council District No.: 13
Location: 6290 West Sunset Boulevard
Expiration Date: 01/14/06
Appeal Status: Zone Change appealable
to City Council if denied. Exception and
Project Permit Compliance appealable to
City Council. Multiple Approvals pursuant
to Municipal Code Section 12.36 E.
- Plan: Hollywood

Public hearing held on November 28, 2005.

A Zone Change and Height District Change, pursuant to Section 12.32 of the Municipal Code, from C4-2D-SN (Commercial Zone-Development Limitations) to (T) C4-2D-SN (Commercial Zone-Development Limitations) to change an existing Development Limitation, established by Ordinance No. 165,652, to permit a Floor Area Ratio of 2.3:1 (2.3 times the buildable area of the lot) in lieu of the maximum permitted 2:1.

An Exception, pursuant to Section 11.5.7.F of the Municipal Code, from the Hollywood Signage Supplemental Use District (Ordinance No. 176,172) to permit a maximum of four Supergraphic Signs on four building walls, in lieu of the maximum two Supergraphic Signs permitted provided they are located on opposite walls of a building and cannot not be viewed at the same time from any location.

A Project Permit Compliance, pursuant to Section 11.5.7.C of the Municipal Code, with the Hollywood Signage Supplemental Use District for the proposed construction, use and maintenance of a one-story, 10,000 square foot retail addition to the ground level of an existing 19-story building and the installation of four Supergraphic Signs on each of four building facades in conjunction with the adaptive reuse conversion of an existing office building to 63 apartments with three levels of subterranean parking on an 38,332 square foot lot. The project will also involve the removal of an existing double sided billboard sign and an existing pole sign.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Jon Foreman (213) 978-1171

APPLICANT: Hollywood Panorama Tower Inc., Ryan Harter

6. **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, January 24, 2006,
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.