

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 14, 2006, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Young Kim, President
Franklin Acevedo, Vice President
Renee Anderson, Commissioner
Chanchanit Martorell, Commissioner
Nancy Whang, Commissioner

Lourdes Sanchez, Commission Executive Assistant I
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos.: 3, 4, 5, 6, 7 and 8.

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

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

To ensure that the Commission has ample opportunity to review written materials, all concerned parties 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, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

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 the 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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **www.lacity.org/PLN.** Click the "Meetings and Hearings" quick link. Agenda is available under the Central service area.

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

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

3. **ZA-2006-183-YV-ZAA-ZAD-1A**

CEQA: ENV-2006-184-CE

Plan: Hollywood

Council District: 4

Location: 6104 West Winans Drive

Expiration Date: 11/27/06

Appeal Status: ZAA and ZAD not further appealable; YV further appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval of: **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from the provisions of Section 12.09.1-B,4 to permit the addition of a third dwelling unit to an existing two-unit multi-family dwelling on a 3,500 square-foot lot instead of the required 4,500 square feet; **2)** pursuant to Los Angeles Municipal Code Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.09.1-B,1 to permit a front yard of 0 feet in lieu of the 15 feet for open space parking, from Section 12.09.1-B,2(a) to allow a 0-foot side yard in lieu of the required 5 feet, and from Section 12.09.1-B,3 to permit a rear yard of 0 feet in lieu of the required 15 feet, in conjunction with the construction of a two-story 800 square-foot one bedroom unit above an existing garage; and **3)** pursuant to Los Angeles Municipal Code Section 12.24-X,11, a Zoning Administrator's Determination to permit the maintenance of the existing residence with a lot coverage of 53% in lieu of 50%.

APPLICANT: Kenneth Corben

APPELLANT: Babette Pepaj

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Albert Landini, (213) 369-0552

4. **ZA-2006-1667-CUB-1A**

CEQA: ENV-2006-1668-CE

Plan: Wilshire

Council District: 4

Location: 110 South Fairfax Avenue

Expiration Date: 11/21/06

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a new restaurant in the C2-2D-O Zone.

APPLICANT: Kim Oganessian, Chipotle Mexican Grill
Representative: John Vezirian

APPELLANT: Diana Plotkin, Beverly Wilshire Homes

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Gary Booher, (213) 978-1308

5. **ZA-2005-5176-YV-1A** Council District: 4
CEQA: ENV-2005-5177-MND Location: 3960 West Farmouth Drive
Plan: Hollywood Expiration Date: 11/14/06
Appeal Status: YV further appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance to permit a height of 59 feet in lieu of the maximum permitted 36 feet for a 4,864 square foot single family dwelling.

APPLICANT: Rene Flores; Representative: Bobby Knox

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Patricia Brown, (213) 978-1306

6. **ZA-1985-1403-ZV-PA1-1A** Council District: 5
CEQA: ENV-2005-7416-CE Location: 300 South Doheny Drive
Plan: Wilshire Expiration Date: 11/14/06
Appeal Status: PA1 not further appealable;
ZV further appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U, of a Plan Approval requesting the modification of Condition 6 to allow paid validated parking in lieu of free valet parking and the modification of Condition 10 to allow the proposed

paid validated parking in perpetuity without qualification in lieu of possible future review and modification, as imposed on the operation of the hotel under Case No.: ZA-1985-1403-ZV-YV.

APPLICANT: Robert Cohen; Representative: Jorge Barake

APPELLANTS: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Patricia Brown, (213) 978-1306

7. **DIR-2005-5505-SPP-SPA-M1-1A** Council District: 13
CEQA: ENV-2006-6574-CE Location: 5420 Harold Way
Plan: Hollywood Expiration Date: 11/15/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of a Director's Determination approval of a Specific Plan Project Permit Compliance Determination Modification to allow the construction, use, and maintenance of a 5-story, 11-unit, 14,926-square foot residential building with at grade and subterranean parking (residential over parking) with 25 covered parking spaces from a previously approved 18-unit, 5-story residential building with 29 covered parking spaces. Modifications to the floor plan/reduction of units have been made within the same general building envelope. The approval was given in conformance with the intent and purpose of the Vermont/Western Station Neighborhood Area Plan Specific Plan (Ordinance No. 173,749).

APPLICANT: 5420 Harold Way, LLC, Jason Tolleson, Serrano Development

APPELLANT: Dough Haines; Representative: Robert Silverstein

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Kevin Keller, (213) 978-1211

8. **DIR-2006-5141-DRB-1A** Council District: 4
CEQA: ENV-2003-8003-CE Location: 3200 North Durand Drive
Plan: Hollywood Expiration Date: 11/27/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL of a Director's Determination approval with conditions of a design for a 54-inch-high fence built of 2½" in diameter standard steel piping and connected by stainless steel cable, to be built along the front property line of 3200 N. Durand Drive.

APPLICANT: Robert J. Cutler

APPELLANT: The Committee to Save the Hollywoodland Specific Plan;
Hollywood Heritage
Representative: Douglas P. Carstens, Chatten-Brown & Carstens

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Helene Bibas, (213) 978-1176

9. [APCC-2006-5215-ZC-ZV-ZAA](#) Council District: 5
CEQA: ENV-2006-4983-MND Location: 745-751 North Fairfax Avenue
Plan: Hollywood Expiration Date: 12/11/06
Appeal Status: Appealable to City Council.

Public hearing completed on September 27, 2006.

Zone Change pursuant to Section 12.32 of the Los Angeles Municipal Code, from C2-1VL (Commercial Zone) to RAS4-1VL (Residential Accessory Services Zone).

Zone Variance pursuant to Section 12.27 of the Municipal Code, to permit a reduced loading space area of 300 square feet with a height clearance of 10-feet 6-inches in lieu of the required 400 square feet and a height clearance of 14-feet.

Zoning Administrator's Adjustment pursuant to Section 12.28.A of the Municipal Code, for the following: 1) to permit a zero foot front yard along Fairfax Avenue in lieu of the 5-feet required; 2) to permit a zero-foot side yard along the northerly and southerly property line in lieu of the 5-feet required along both side yards for the proposed demolition of an existing commercial building and for the construction, use, and maintenance of a mixed-use project consisting of 12-residential condominium units and 3 commercial condominiums (approximately 2,600 square feet of ground floor commercial/retail space). The proposed building will be 50-feet in height with four floors above one level of subterranean parking (a total of 37 parking spaces will be provided). The site is approximately 9,929 net square feet in size.

APPLICANT: Steven Edwards, R & E Development
Representative: Karl M. Riemer

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1470

10. [APCC-2006-4763-SPE-ZV-ZAA-SPP-SPR](#) Council District: 4
Related Case: VTT 65592 Location: 5555 Hollywood Boulevard and
CEQA: ENV-2004-3814-EIR 1711, 1717, & 1723 Garfield Place
Plan: Hollywood Expiration Date: 11/20/06
Appeal Status: Appealable to City Council.

Public hearing completed on September 6, 2006.

SPECIFIC PLAN EXCEPTION pursuant to Section 11.5.7.F of the Municipal Code, from the following sections of the Vermont/Western Transit Oriented District Specific Plan (Ordinance 173,749):

- a. Section 6.J (Public Street Improvements), to not require any roadway widening in conjunction with a 7-foot street dedication requirement along the Hollywood Boulevard frontage;
- b. Section 7.A (Subarea A-Neighborhood Conversion).to permit a portion of a mixed 90-unit residential and commercial development with 43, in lieu of the 23 dwelling units permitted on Subarea A while providing 47, in lieu the 69 dwelling units permitted on Subarea C; and to permit 43 dwelling units and accessory commercial mechanical and electrical uses on two lots that when tied together measure approximately 19,022 square feet of lto area in lieu of the maximum 15,000 square feet otherwise permitted;
- c. Section 7.D (Transitional Height), to permit an approximately 61-foot in height building as measured along Hollywood Boulevard (approximately 44- and 52-foot in height along the northerly property line) in lieu of the 27-foot maximum height allowed (15 feet additional height as measured from the shortest existing building on an adjacent lot, a 12-foot in height garage building) and the 45-foot height limit permitted by Section 12.21.1 of the LAMC;
- d. Section 7.E (Building Setback), to permit a 3-foot setback from the Garfield Place property line at the ground level and an 11-foot, 8-inch setback of the building face at levels 2-4 (with 6-foot in depth balcony areas), in lieu of the 11-foot, 8-inch setback maintained by the adjacent northerly building;
- e. Section 7.F.1 (Usable Open Space Above Grade), to permit 100% of the common and private open space to be located above grade level in lieu of the maximum 50% permitted;
- f. Section 7.I (Neighborhood Conversion Development Standards):
 - i. Street Trees (Sec. IV.4) - to permit the required 24-inch box shade trees to be located at 30-foot intervals in lieu of every 20-feet of street frontage otherwise required;
 - ii. Roof Lines (Sec. IV.13) - to permit a flat roof in excess of 40-feet in lieu of a roof line broken through the use of gables, dormers, plant-ons, cutouts or other means;
 - iii. Privacy (Sec. IV.15) - to permit windows face other windows across property lines or face private outdoor spaces of other residential units within the development;
- g. Section 9 (Subarea C - Community Center)
 - i. Section 9.A.3 (Mixed Use Regulations), to permit a deviation from the Pedestrian Orientation development standards of Sec. 13.07.E.5(a) of the Zoning Code to permit the building height above 40-feet to not be setback from the front lot line at a 45-degree angle for a horizontal distance of not less than 20-feet;
 - ii. Section 9.C.1 (Transitional Height), to permit a maximum 61-foot in height building (63-foot height for roof top mechanical equipment and screen) in lieu of the maximum 25-foot and 33-foot height otherwise required on Lots 1 and 2 respectively;

- iii. Section 9.D.1 (Usable Open Space Above Grade), to permit 100% in lieu of 75% of the common and private open space to be located above the grade level;
 - iv. Section 9.E.3 (Commercial Parking), to permit 16 in lieu of the maximum 12 commercial parking spaces otherwise permitted.
- h. Section 9.I (Community Center Development Standards):
 - i. Streetscape Elements - Tree Well Covers (Sec. V.3) - to permit 4-foot by 6-foot tree well covers in lieu of the 4-foot by 8-foot tree well covers otherwise required;
 - ii. Building Design (Sec. V.6) - to permit a maximum 61-foot in height building in lieu of a maximum 30-foot in height building within a 15-foot setback of the front property line and to allow a zero (0) foot setback of the second floor in lieu of the 10-foot setback otherwise required along Hollywood Boulevard; and to permit a flat roof line in excess of forty feet in lieu of a roof line broken through the use of gables, dormers, plant-ons, cutouts or other means;
 - iii. Privacy (Sec. V.18) - to permit buildings to be arranged with windows facing other windows across property lines or face private outdoor space of other residential units within the development;
 - iv. Required Ground Floor Uses (Sec. V.21) - to permit a residential use on the ground floor for an approximate 35-foot in length portion of the existing 250-foot Garfield Avenue frontage in lieu of the 1005 commercial use otherwise required.

ZONE VARIANCE pursuant to Section 12.27 of the Municipal Code, for the following:

- a. from **Section 12.21.A.7(h)** of the LAMC to permit approximately 790 square feet of identification sign area, including 190 square feet of building address and identification signage and 600 square feet of retail tenant wall and projecting blade signage in the [Q]R5-1 Zone, in lieu of the maximum 20 square feet of surface area for any one sign and a total 30 square feet of surface sign area otherwise permitted in an R zone;
- b. from Section 12.23.B.1.(c)(2) of the LAMC to permit vehicular, pedestrian, and commercial uses to cross from a [Q]R5 Zone to a R3 Zone that is otherwise not permitted;

AN ADJUSTMENT pursuant to Section 12.28 of the Municipal Code, to permit:

- a. 0-foot side yards for the ground level of the building in lieu of the 8-foot side yard otherwise required by the LAMC for properties in the R3 Zone;
- b. accessory uses (mechanical and electrical equipment) located in the R3 Zone serving the commercial uses located in the [Q]R5-2 Zone, as otherwise not permitted by the LAMC.

PROJECT PERMIT COMPLIANCE REVIEW pursuant to Section 11.5.7.C of the Municipal Code, with the Vermont/Western Transit Oriented District Specific Plan.

SITE PLAN REVIEW pursuant to Section 16.05 of the Municipal Code, for a project consisting of more than 50 dwelling units for the proposed construction, use, and maintenance of a four to five story, mixed-use building with ground floor

commercial and residential on the upper floors on a currently vacant lot. The buildings will be approximately 61-feet in height building (63-foot in height to top of mechanical equipment and screening) with a total of approximately 128,879 square feet of floor area. The project will consist of 90 residential condominium units and 6,000 square feet of ground floor commercial uses. Approximately 190 parking spaces will be provided at the ground level and one level of subterranean parking. The site is 46,057 net square feet.

APPLICANT: Larry Bond; Representative: Renee Meshul

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1470

11. PUBLIC COMMENT PERIOD

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, November 28, 2006,
at 200 North Spring Street, Room 1060, City Hall,
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) 978-1300 or by e-mail at APCCentral@lacity.org.