

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 13, 2007, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Young Kim, President
Franklin Acevedo, Vice President
Chanchanit Martorell, Commissioner
Nancy Whang, Commissioner
David P. White, Commissioner

Sheldred Alexander, Commission Executive Assistant I
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING:

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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. APCC-2006-8618-SPE-ZV-SPP

CEQA: ENV-2006-8586-MND
Plan: Westlake

Council District: 1
Location: 1247 West 7th Street
Expiration Date: 03/13/07
Appeal Status: Appealable to City Council

Continued from February 13, 2007

Public Hearing held on December 13, 2006

SPECIFIC PLAN EXCEPTIONS from Section 17.A.1 of the Central City West Specific Plan (CCWSP) and Section 11.5.7 of the LAMC for the following:

Section 6.C to allocate most (approximately 99,454 square feet) of the C4 (110,984 square feet) generated FAR to the R5 portion of the site, and construct 213,910 square feet of floor area (equal to an FAR of 11:1) within the R5 zone and approximately 11,530 square feet of floor area (equal to an FAR of 0.4 to 1) in the C4 zone;

Section 6.F.2 to reallocate a portion of the site's C4 generated units to the R5 portion of the site without increasing the total permitted; to permit units 96 through 198 be based on a zero square feet of lot area per unit;

Section 6.F.7 to permit a zero front yard along Ingraham Street in lieu of the required 15 feet, a zero side yard in lieu of the required 16 feet along the eastern property line, which abuts the adjacent property, and a 6-foot side yard in lieu of the required 16 feet along the western property line, which also abuts the adjacent property that is not part of the subject site, at the corner of Ingraham and Witmer Streets; as well as along the northern border of the C4 lot that is adjacent to Witmer Street;

Section 8.D.2.b as amended by Ordinance 176,519 to provide 80 trees on site in lieu of the required 198 trees on site;

Section 11.C.2.a.2 to provide the 15 percent set aside units for low income residents off-site within the CCWSP area in lieu of on-site (Withdrawn);

Section 9.D.1.a to waive improvements for which dedications on Witmer Street, Ingraham Street, and 7th Street are required; and

ZONE VARIANCE, pursuant to Section 12.27 of the LAMC, for the relief from Sections 12.37-G, 17.05-H.9, 12.12-C, and 12.16-C.2, to permit the calculation for the Buildable Area of the lots to include the land area to be dedicated on Witmer Street (1,694 square feet) and all of the area of the required building setbacks (4,362 square feet); and

PROJECT PERMIT COMPLIANCE pursuant to Section 17.A.1 of the Central City West Specific Plan (CCWSP) and Section 11.5.7 of the Los Angeles LAMC ("LAMC"); for the proposed construction, use and maintenance of a new 33-story (35-story and 405 feet high including the required roof-top mechanical and helicopter pad), 225,440 square foot residential tower, consisting of 198 residential condominiums and 7 commercial condominiums with 7,336 square feet of ground floor neighborhood-serving retail space, with 547 parking spaces, including 220 parking spaces for the nearby Commodore Apartments building.

APPLICANT: Witmer Development, LLC;
REPRESENTATIVE: SAKE Engineers, Inc.

STAFF RECOMMENDS APPROVAL, IN PART, OF THE SPECIFIC PLAN EXCEPTIONS, SUBJECT TO CONDITIONS; APPROVAL OF THE ZONE VARIANCE AND THE PROJECT PERMIT COMPLIANCE, SUBJECT TO CONDITIONS; DENIAL OF THE SPECIFIC PLAN EXCEPTION TO PERMIT A ZERO FRONT YARD IN LIEU OF THE REQUIRED 16 FEET; AND DENY WITHOUT PREJUDICE, THE REQUEST TO PROVIDE 15 PERCENT SET ASIDE UNITS FOR LOW INCOME RESIDENTS OFF-SITE WITHIN THE CENTRAL CITY WEST SPECIFIC PLAN AREA IN LIEU OF BEING ON-SITE AS REQUIRED

Richard Gervais (213) 978-1445

4. 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, March 27, 2007,
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.