

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 22, 2008, 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
Victor Viramontes, Commissioner
David P. White, Commissioner

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.(s): 3, 4, 5, 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. 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 STAFF.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, 90012, 10 days 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 agenda item 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
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. **DEPARTMENTAL REPORT**

- A. Draft Urban Design Principles – E. Gabel Luddy

2. **COMMISSION BUSINESS**

- A. Advance Calendar
B. Commission Requests
C. Minutes of Meeting

3. **APCC 2008-861-DB & APCC 2006-4763-SPE-ZV-ZAA-XPR-M1**

CEQA: ENV-2004-3814-EIR

Plan: Hollywood

Council District: 4

Expiration Date: 5/26/08

Appeal Status: Appealable to City Council

PUBLIC HEARING

Project Location: 5555 Hollywood Boulevard; 1711, 1717, 1723 Garfield Place

Requested Actions:

1. Pursuant to Government Code Section 65915, a Density Bonus in conjunction with a project previously approved under Case No. APCC-2006-4763-SPE-ZV-ZAA-SPP-SPR. The project now consists of a 32.5% density bonus (or 120 dwelling units in lieu of the 90 dwelling units permitted by the above case). The applicant requests one Incentive, for a project providing 10% of the total base units for Very Low Income households, to allow a 20% decrease in required Open Space and proposes to provide parking consistent with Parking Option 1 of Ordinance No. 179,681 (the City's Density Bonus Ordinance).
2. Pursuant to Section 11.5.7.D of the Municipal code, a Modification of a previously approved project (APCC-2006-4763-SPE-ZV-ZAA-SPP-SPR) to modify three conditions of approval regarding use and parking (conditions A.1, A.11, and C.25) and to permit revisions to the Exhibit "A" plans including a new 4 foot to 6 foot landscaped westerly side yard, an enclosed podium level courtyard and two, in lieu of four, dwelling units on the ground level along Garfield Place in conjunction with the above Density Bonus project.

Proposed Project:

A modification to a previously approved grant for the construction, use, and maintenance of an approximately 128,879-square-foot, four to five story, 61-foot high (63-foot including mechanical equipment and screening) mixed-use building with 6,000 square feet of commercial floor area on a 46,057-net-square-foot lot. The modification involves an increase from 90 dwelling units to 120 dwelling units where 9 dwelling units will be set aside for Very Low Income households, pursuant to the City Density Bonus Ordinance. The modification also involves a decrease in the amount of required residential parking and usable open space pursuant to the City Density Bonus Ordinance, so that the overall amount of parking and usable open space remains the same as the originally approved project though the number of dwelling units would increase by 30.

Recommended Actions:

1. **Approve** the requested Density Bonus;
2. **Approve** the requested modification to the originally approved Specific Plan Project Permit Compliance Review; and
3. **Modify** the Conditions of Approval for Case No. APCC-2006-4763-SPE-ZV-ZAA-SPP-SPR to be consistent with the increase of 30 dwelling units and the overall decrease in parking and usable open space.

4. **Adopt** the attached Findings, including the related environmental finding that the Addendum prepared to ENV-2004-3814-EIR for this action is adequate environmental clearance for the subject request.

APPLICANT: Bond 5555 Hollywood LLC; Representative; Renee Meshul
Craig Weber, (213) 978-1213

4. **ZA-2007-4044-ZAD-1A** **Council District:** 4
CEQA: ENV-2007-4045-CE **Expiration Date:** 5-17-08
Plan: Hollywood **Appeal Status:** Not further appealable

PUBLIC HEARING

Location: 1625 N. Redcliff Street

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 the continued use and maintenance of a stuccoed concrete block wall and associated wooden pedestrian and vehicular gates varying in height from 6 to 7 feet within the front yard setback area of property zoned R1.

APPLICANT: Mary Peterson and Jonathan Kawaye
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Anik Charron, (213) 978-1318

5. **ZA 2007-3135-CUB-1A** **Council District:** 13
CEQA: ENV-2007-3136-MND **Expiration Date:** 5-17-08
Plan: Hollywood **Appeal Status:** Not further appealable

PUBLIC HEARING

Location: 5059 Melrose Avenue

An appeal from the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a **Conditional Use** to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with the continued operation of an existing 6,075 square-foot market having hours of operation of 7 a.m. to 9 p.m., daily.

APPLICANT: Kiwon Ban; Representative: Lee Rabun
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Anik Charron, (213) 978-1318

6. **ZA 2007-2842-ZV-1A** **Council District:** 4
CEQA: ENV-2007-2843-MND **Expiration Date:** 4-22-08
Plan: Hollywood **Appeal Status:** Not further appealable

PUBLIC HEARING

Location: 6445 Santa Monica Boulevard

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** from Section 12.14-A, 42 to permit the storage of commercial vehicles which exceed a weight of 5,600 pounds on property zoned C2 in conjunction with a proposed development of the property as a facilities office and field support services facility for the City of West Hollywood which would involve the dispatching and storage of City-owned maintenance vehicles.

APPLICANT: Sam Baxter, City of West Hollywood; Representative: Deborah Murphy

APPELLANT: Same

STAFF RECOMMENDS ACCEPT WITHDRAWAL OF THE APPEAL.

Lourdes Green, (213) 978-1318

Note: An appeal withdrawal letter dated April 8, 2008 was received by City Planning. Notices were appropriately mailed and a ten (10) day appeal period was reopened until April 19, 2008.

7. **ZA 2007-3391-ZV-ZAA-1A**
CEQA: ENV 2006-3986-MND
Plan: Wilshire

Council District: 5

Expiration Date: 5-5-08

Appeal Status: Zone Variance is further appealable to City Council if granted

PUBLIC HEARING

Location: 1455-1457 S. Shenandoah Street

An appeal from the Zoning Administrator's **denials**: pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of **1) a Variance** from Section 12.21-A,4(a) of the Municipal Code to waive the requirement for one additional parking space required in conjunction with the non-permitted conversion of a recreation room into a one-bedroom, 9th unit located within a legally-permitted 8-unit building with 16 parking spaces; and **2) a Variance** from Q Condition No. 5 of Ordinance No. 167,938 to allow a rooftop, as otherwise not permitted, to be counted toward the calculation of the required 100 square feet of useable open space required for each unit; and **3) pursuant to Los Angeles Municipal Code Section 12.28 A, a Zoning Administrator's Adjustment** from Section 12.10-C,4 of the Municipal Code to permit the continued use of a non-permitted 9th unit (converted from a recreation room) within a legally permitted 8-unit building to observe a lot area of 90 square feet in lieu of the 800 square feet of lot area required per unit in the R3 Zone.

APPLICANT: Rahman Parnassizadeh; Representative: Jorge Barake

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lourdes Green, (213) 978-1318

8. **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, **May 13, 2008**,
at 200 North Spring Street, Room 1060, City Hall,
Los Angeles, California 90012

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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.