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**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 27, 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, and 5.

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 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 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
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. **DEPARTMENTAL REPORT**

2. **COMMISSION BUSINESS**

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

3. **DIR 2007-4191-BSA-1A**

CEQA: Exempt

Plan: Westlake

Council District: 1

Expiration Date: 5-5-08 (Extended)

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from May 13, 2008

Location: 2517 W. 8th Street

An **appeal** from the entire Determination of the Director of Planning in **denying**, pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, of an **appeal** from the action of the Department of Building and Safety in its determination that the recycling center operation is in violation of Condition 3b of Case No. ZA 97-0823(RV), in that recycling containers are located within 100 feet of an R Zone, as stated in the Los Angeles Department of Building and Safety Order to Comply No. A-1363299, Case No. 153673, effective January 31, 2007.

APPLICANT: Rosa Rodriguez; Representative: Cary Reisman

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Al Landini, (213) 978-1318

4. **DIR 2007-3634-COA-1A**

CEQA: ENV-2007-3636-CE

Plan: Wilshire

Council District: 4

Expiration Date: 5-5-08 (Extended)

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from April 8, 2008

Location: 127 N. Irving Boulevard

An **appeal** from the entire Determination of the Director of Planning in **disapproving a Certificate of Appropriateness (COA)** for the construction of a 1,611 square foot, two-story addition with alterations to the Façade and Visible Area including relocation of the chimney, new windows and openings, new stone steps, and new eaves to an existing single story “contributing” home within the Windsor Square Historic Preservation Overlay Zone.

APPLICANT: Sang and Young Kim; Representative: Gina G. Moffitt

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Meagan Hunter, (213) 978-1194

5. **ZA-2005-6576-CUB-PA1-1A**

CEQA: ENV-2005-2914-CE

Plan: Wilshire

Council District: 5

Expiration Date: 5-27-08

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 8108 W. 3rd Street

An appeal from the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code Section 12.24-M, of a review for compliance with the conditions of a Conditional Use to permit the sale of beer and wine for on-site consumption in conjunction with an existing restaurant. The appeal concerns specifically: 1) the **denial of a modification** of Condition No. 6 (which permits only 33 indoor seats with service of beer and wine) to allow an additional 6 seats outdoors on the public right-of-way with service of beer and wine; and 2) the requirement of Condition No.15 for a **Plan Approval** application within 7 to 9 months from the effective date of the determination for a review of condition compliance.

APPLICANT: Daniel Flores; Representative: Patrick Panzarelli

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lourdes Green, (213) 978-1318

6. **APCC 2006-10136-SPE-SPP**

CEQA: ENV-2006-10137-MND

Plan: Westlake

Council District: 13

Expiration Date: 6-3-08

Appeal Status: Appealable to City Council if denied in whole or in part.

PUBLIC HEARING – Completed on April 4, 2008

Project Location: 3200, 3206 and 3210 W. Beverly Blvd. & 101 and 111 S. Dillon Street

Requested Actions:

Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from C2-1(Commercial Zone) and RD1.5-1 (Restricted Density Multiple Dwelling Zone) to RAS4-1(Residential/Accessory Services Zone).

Proposed Project:

Demolition of existing auto body repair and single family dwellings and construction of a new 5-story (approximately 48 foot high) mixed use building consisting of 31 apartment units and about 5,870 square feet of ground floor retail with a total of 65 parking spaces to be provided in two subterranean parking levels and grade level parking. The proposed project is located on a 14,400 square foot site presently classified in the C2-1 and RD1.5-1 zones.

Recommended Actions:

1. **Approve** and **Recommend** that the City Council adopt a Zone Change from, C2-1 and RD1.5-1 to RAS4-1 pursuant to LAMC Section 12.32, and subject to the attached Conditions of Approval.
2. **Adopt** the attached Findings.
3. **Adopt** Mitigated Negative Declaration No. ENV-2006-10137-MND.
4. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "Q" Qualified Classification and "T" Tentative Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

APPLICANT: Choon Lee

Madhu Kumar, (213) 978-1162

7. **APCC 2007-4862-SPE-SPP**

CEQA: N/A

Plan: Hollywood

Council District: 4

Expiration Date: 3-29-08 (Extended)

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on February 1, 2008

Project Location: 5777, 5769, W. Hollywood Blvd. and 1712 N. Van Ness Avenue

Requested Actions:

1. Pursuant to Section 11.5.7 of the Municipal Code an Exception from the following sections of the Vermont/Western Transit Oriented District Specific Plan:
 - a. Section 9.C.1 – Transitional Height: to permit a portion of the fire station on the north side of the building to be 47 feet high with a 42 inch parapet in-lieu of the maximum height of 33 feet that is otherwise permitted for portions of buildings, in Subarea C of the Specific Plan, that are located within 50 to 99 feet of a lot located in Subarea A of the Plan.
 - b. Section 9.I – Design Guidelines
 - (1) Guideline V.3 – Streetscape Elements (Street Trees): On Hollywood Boulevard to permit two palm trees in the public right of way and four palm trees on the site in lieu of providing six shade trees in the public right of way. On Van Ness Avenue to permit two palm trees in the public right of way and three palm trees on the site in lieu of providing five shade trees in the public right of way.
 - (2) Guideline V.3 – Streetscape Elements (Trash Receptacles): to permit two trash receptacles in lieu of a minimum of three trash receptacles on Hollywood Boulevard.
 - (3) Guideline V.4 – Pedestrian/Vehicular Circulation: to permit one 64 foot curb cut on Hollywood Boulevard and two curb cuts (one 58 foot wide and one 38 foot wide) on Van Ness Avenue in lieu of the one, maximum 20 foot wide, curb cut otherwise permitted on each street.
 - (4) Guideline V.6 – Building Design (Stepbacks): To permit the portion of the building fronting on Hollywood Boulevard to provide a Stepback varying from zero to approximately 3 ½ feet in lieu of the minimum 10 foot Stepback otherwise required.
 - (5) Guideline V.6 – Building Design (Transparent Building Elements): to permit 3 of the ground floor building façade to consist of transparent elements such as windows and doors in lieu of the minimally required 50% ground floor transparency.
2. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Vermont/Western Transit Oriented District Specific Plan.

Proposed Project:

Construction of a new, approximately 18,900 square foot Regional Fire Station (No. 82) 3-stories (approximately 57 feet high) providing 30 subterranean parking spaces for crew and 2 at-grade visitor parking spaces. The proposed fire station will include both garage, administrative, and firefighter living areas with the 1st floor consisting of a public lobby, five apparatus bays, turnout storage, and various apparatus support areas; the 2nd floor to include offices, conference room, kitchen/dining, and

recreational areas; and the 3rd floor containing firefighter living quarters; to accommodate a Command Officer, four paramedics, 11 crew members and male and female Captains. The property involved is a vacant 26,288 corner site classified in the [Q]R5-2 Zone and also located within the boundaries of the Vermont Western Transit Oriented District Specific Plan, Subarea C.

Recommended Actions:

1. **Approve** an Exception from Section 9.C.1 – Transitional Height of the Vermont/Western Transit Oriented District Specific Plan to permit a portion of the fire station on the north side of the building to be 47 feet high with a 42 inch parapet.
2. **Approve** an Exception from Section 9.I – Design Guidelines Guideline V.3 – Streetscape Elements (Street Trees), to permit on Hollywood Boulevard two palm trees in the public right of way and four palm trees on the site. On Van Ness Avenue to permit two palm trees in the public right of way and three palm trees on the site.
3. **Approve** an Exception from Section 9.I.–Design Guidelines Guideline V.3 – Streetscape Elements (Trash Receptacles), to permit two trash receptacles in lieu of a minimum of three trash receptacles on Hollywood Boulevard.
4. **Approve** an Exception from Section 9.I – Design Guidelines Guideline V.4– Pedestrian/Vehicular Circulation: to permit one 64 foot curb cut on Hollywood Boulevard and two curb cuts (one 58 foot wide and one 38 foot wide) on Van Ness Avenue.
5. **Approve** an Exception from Section 9.I – Design Guidelines Guideline V.6 – Building Design (Stepbacks): To permit the portion of the building fronting on Hollywood Boulevard to provide a Stepback varying from zero to approximately 3 ½ feet.
6. **Approve** an Exception from Section 9.I – Design Guidelines Guideline V.6 – Building Design (Transparent Building Elements): to permit 38% of the ground floor building façade to consist of transparent elements such as windows and doors.
7. **Approve** a Project Permit Compliance determination with the Vermont/Western Transit Oriented District Specific Plan.
8. **Find** that the previously adopted Bureau of Engineering Mitigated Negative Declaration for Fire Station 82. adequately describes the Project and its environmental effects and the approval of this Project will result in no environmental effects being changed from what was previously analyzed in the MND as certified by the City Council in its' adoption of communication recommendations from the Public Works Committee.
9. **Adopt** the attached Findings.

APPLICANT: Candice Wong and Suzanne Winslow RRM Design Group

Lynda Smith, (213) 978-1170

8. **APCC 2007-4851-SPE-SPP**
CEQA: ENV-2007-4852-MND
Plan: Hollywood

Council District: 4
Expiration Date: 6-3-08
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 4, 2008

Project Location: 1717 N. Normandie Avenue

Requested Actions:

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from Section 7.I of the Vermont/Western Transit Oriented District specific Plan (Ordinance No. 173,749) to deviate from the Development Standard/Design Guidelines for Subarea A, number 11 to permit a trash area enclosure with a five foot six inch enclosing wall to be located adjacent to the street in lieu of being located away from streets and enclosed with a minimum six foot high decorative masonry wall.

Pursuant to Section: 11.5.7.C of the Municipal Code, a **Project Permit Compliance** determination with the Vermont/Western Transit Oriented District Specific Plan.

Proposed Project:

Construction of a trash enclosure (143 square foot area, 6 feet in height) located in the front yard setback of an existing apartment building located on an 11,397 square foot site classified in the R3-1 zone and also located within the boundaries of the Vermont/Western Transit Oriented District Specific Plan.

Recommended Actions:

1. **Deny Without Prejudice** a request for an **Exception** from Section 7.I of the Vermont/Western Transit Oriented District specific Plan (Ordinance No. 173,749) to deviate from the Development Standard/Design Guidelines for Subarea A, number 11 to permit a trash area enclosure with a five foot six inch enclosing wall to be located adjacent to the street.
2. **Deny a Project Permit Compliance** determination with the Vermont/Western Transit Oriented District Specific Plan.
3. **Adopt ENV-2007-4852 MND.**

APPLICANT: Brett Daniels, Rouen El Normandie, LLC; Nicole Smith, The Katherman Companies, LLC

Lynda Smith, (213) 978-1170

9. 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, **June 10, 2008**,
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.