

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 24, 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, 5 and 6.

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 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 N. 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**

2. **COMMISSION BUSINESS**

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

3. **ZA 2007-3391-ZV-ZAA-1A**

CEQA: ENV 2007-3392-CE
Plan: Wilshire

Council District: 5

Expiration Date: 6-24-08 (Extended)

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

PUBLIC HEARING – Continued from April 22, 2008

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 DENY THE APPEAL.
Lourdes Green, (213) 978-1318

4. **APCC 2007-5514-SPE-SPP-DB**

CEQA: ENV 2007-4833-MND
Plan: Westlake

Council District: 1

Expiration Date: 7-30-08

Appeal Status: Further appealable to City Council

PUBLIC HEARING – Completed on May 16, 2008

Location: 440-458 S. Hartford Avenue and 431-433 S. Lucas Avenue

Requested Actions:

1. **Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the Central City West Specific Plan (Ordinances 167,944 and 176,519) as follows: From Section 6.F.2:**

a. For Parcel No.1: to permit a reduced front yard setback varying in depth from 5-feet to 12-feet on Hartford Avenue in lieu of the minimum 15-feet otherwise required; a zero foot setback on the northerly property line in lieu of the minimum 7-feet required; a 5-foot setback on the southerly

property line in lieu of the minimum 7-feet required; and a zero foot rear yard setback (10-foot rear yard setback measured from the centerline of the alley to property line) in lieu of the minimum 15-feet required.

b. For Parcel No. 2: to permit a reduced front yard setback of zero feet on Lucas Avenue in lieu of the minimum 15-feet otherwise required; a 6-foot side yard on the northerly property line in lieu of the minimum 7-feet required; and a zero foot rear yard setback (10-foot rear yard setback measured from the centerline of the alley) in lieu of the minimum 15-feet required.

2. Pursuant to Section C.2. of Appendix D-Urban Design Guidelines, a **Director's Approval of Alternative Compliance** to permit a maximum of 20 required trees to be placed off-site.
3. Pursuant to LAMC Section 12.22.A.25 of the Municipal Code, an **Affordable Housing Incentive For Parcel No. 1:** to permit a 10% reduction in the total Useable Open Space allowing 8,100 total square feet in lieu of the 9,000 square feet otherwise required., **and For Parcel No. 2:** to permit a 10% reduction in the total Useable Open Space allowing 1,283 total square feet in lieu of the 1,425 square feet otherwise required.
4. Pursuant to Section 12.22 A.25 of the Municipal Code, an **Affordable Housing Incentive** to provide one parking space per Restricted Affordable Unit in lieu of providing parking spaces for dwelling units as otherwise required by Section 12.21 A.4(a) of the Municipal Code.
5. Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** determination with the Central City West Specific Plan.

Proposed Project:

Construction of a new residential apartment complex four to five stories high (maximum height of 60 feet), to consist of 75 Restricted Affordable Units (22 low income units and 53 very low income units) and to provide 75 subterranean and semi-subterranean parking spaces. The apartment complex is to be constructed on two separate parcels as follows: **Parcel No. 1:** An approximately 79,000 square foot building (on Hartford Avenue) with a mixture of sixty-six 1-bedroom, 2-bedroom and 3-bedroom units plus a 27,500 square foot subterranean and semi-subterranean garage accommodating sixty-six parking spaces. **Parcel No. 2:** An approximately 15,000 square foot building (on Lucas Avenue) with a mixture of nine 2-bedroom, 3-bedroom and 4-bedroom units plus a 6,000 square foot subterranean and semi-subterranean garage accommodating nine parking spaces. The approximately 32,290 total square foot, irregular shaped site is classified in the R5(CW)-U/6 zone with frontages on Hartford Avenue, 4th Street, and Lucas Avenue and is bisected by an alley

Recommended Actions:

1. Approve an **Exception** from the Central City West Specific Plan as follows: From Section 6.F.2:
 - a. **For Parcel No.1:** to permit a reduced front yard setback varying in depth from 5-feet to 12-feet on Hartford Avenue in lieu of the minimum 15-feet otherwise required; a zero foot setback on the northerly property line in lieu of the minimum 7-feet required; a 5-foot setback on the southerly property line in lieu of the minimum 7-feet required; and a zero foot rear yard setback (10-foot rear yard setback measured from the centerline of the alley to property line) in lieu of the minimum 15-feet required.
 - b. **For Parcel No. 2:** to permit a reduced front yard setback of zero feet on Lucas Avenue in lieu of the minimum 15-feet otherwise required; a 6-foot side yard on the northerly property line in lieu of the minimum 7-feet required; and a zero foot rear yard setback (10-foot rear yard setback measured from the centerline of the alley) in lieu of the minimum 15-feet required.
2. **Approve an Affordable Housing Incentive For Parcel No. 1:** to permit a 10% reduction in the total Useable Open Space allowing 8,100 total square feet in lieu of the 9,000 square feet otherwise required., **and For Parcel No. 2:** to permit a 10% reduction in the total Useable Open Space allowing 1,283 total square feet in lieu of the 1,425 square feet otherwise required.

3. **Approve an Affordable Housing Incentive** to permit one parking space per affordable dwelling unit.
4. **Approve** pursuant to Section C.2. of Appendix D-Urban Design Guidelines, **a Director's Approval of Alternative Compliance** to permit a maximum of 20 required trees to be placed off-site.
5. **Approve a Project Permit Compliance** with the Central City West Specific Plan.
6. **Adopt** ENV-2007-4833-MND.
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

APPLICANT: Andalucia Fund, L.P.

Lynda Smith, (213) 978-1170

5. **VTT 67382-CC-1A**
CEQA: ENV 2006-8207-CE
Plan: Wilshire

Council District: 5
Expiration Date: 6-24-08 (Extended)
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 115 N. Wetherly Drive

An **appeal** from the Deputy Advisory Agency's **disapproval**, pursuant to Section 17.03 and 12.95.2 of the Los Angeles Municipal Code, of **Vesting Tentative Tract Map No. 67382-CC**, composed of 1-lot for a 14-unit residential condominium conversion.

APPLICANT: Ronit Mehta, Xenon Investment Corporation; Representative: Rob Glushon

APPELLANT: Same

STAFF RECOMMENDS DENY THE APPEAL.
Lateef Sholebo, (213) 978-1454

6. **DIR 2008-325-CCMP-1A**
CEQA: ENV 2008-326-CE
Plan: Central

Council District: 4
Expiration Date: 7-28-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 2031 N. Kendra Court

An **APPEAL** of the Director of Planning's **approval** with conditions of a **Certificate of Compatibility (CCMP)** for the proposed new construction of a two-story 888 square-foot accessory building in the rear yard and the addition of approximately 1,427 square-feet to a Non-Contributing single-family residence located at 2031 N. Kendra Court located in the Whitley Heights Historic Preservation Overlay Zone (HPOZ). The appellant is appealing the approval with conditions.

APPLICANTS: Julie and Steve DesJardins

APPELLANTS: Johnstone Whitley and Gaelyn Whitley Keith

STAFF RECOMMENDS DENY THE APPEAL.
Matthew Glesne, (213) 978-1198

7. **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, **July 8, 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.