

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

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, OCTOBER 14, 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

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS.: 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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

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 <http://www.lacity.org/pln/index.htm>.

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 - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **CPC-2008-3353-HPOZ**

CEQA: ENV-2008-3354-CE
Plan: Wilshire

Council District: 10
Location: See Below
Expiration Date: None
Appeal Status: None

FOR REVIEW AND COMMENT ONLY

PROJECT LOCATION: Generally bounded by Wilshire Boulevard to the north, Olympic Boulevard to the south, Wilton to the east, and both sides of Bronson Avenue on the west, excluding all commercial zones except 658 and 667 S. Bronson Avenue.

PROPOSED PROJECT: The establishment of the Wilshire Park Historic Preservation Overlay Zone (HPOZ).

APPLICANT: City of Los Angeles

NO ACTION REQUIRED
Megan Hunter (213) 978-1194

4. **DIR-2007-3659-SPP-DRB-1A**

CEQA: ENV-2007-3583-MND
Plan: Wilshire

Council District: 10
Location: 728-742 Plymouth Boulevard
Expiration Date: 10/14/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the determination of Director of Planning in denying a Project Permit and Design Review for the construction of a new 27 unit multi-family dwelling.

APPLICANT: Suk Huan Kim

APPELLANTS: Suk Huan Kim

Anthony Simos, Archeon International

STAFF RECOMMENDS DENIAL OF APPEALS.
Blake E, Kendrick (213) 978-1178

5. **APCC-2008-1415-ZC-ZV-ZAA**

CEQA: ENV-2008-1416-MND
Plan: Central City North

Council District: 9
Location: 857 East Traction Avenue
Expiration Date: 10/14/08
Appeal Status: Further appealable to City Council

PUBLIC HEARING

ZONE CHANGE, pursuant to Los Angeles Municipal Code Section (LAMC) 12.32,F, request from M3-1 (Heavy Manufacturing Zone) to [T][Q]CM-1 (Commercial Manufacturing Zone);

ZONE VARIANCE to permit a floor area ratio (FAR) of 2.8:1 (25,175 square feet) in lieu of the maximum allowable FAR of 1.5:1 (13,474 square feet);

ZONE VARIANCE to permit 18 units with a lot area of 646 square feet per unit in lieu of the maximum permitted 14 units with 800 square feet of lot area per unit in the CM Zone per LAMC Section 12.17,A-1; and

ZONING ADMINISTRATORS ADJUSTMENT to permit zero foot side yards in lieu of the 15-foot required per LAMC Section 12.17.1,C(1)

PROJECT: The removal of a surface parking lot and the construction, use, and maintenance of an 18-unit Joint Live Work building approximately 55'-4" in height with 44 parking spaces (18 of which are not required by the LAMC) on a 11,630 net square foot site.

APPLICANT: Binford Building, LLC

REPRESENTATIVE: Bruce Ehrlich

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE REQUEST FROM M3-1 TO [T][Q]CM-1 SUBJECT TO CONDITIONS OF APPROVAL; DISAPPROVAL OF ZONE VARIANCE TO PERMIT A FLOOR AREA RATIO (FAR) OF 2.8:1; APPROVAL OF HEIGHT DISTRICT CHANGE FROM NO. 1 TO 2 TO PERMIT A FAR OF 3:1; APPROVAL OF ZONE VARIANCE TO PERMIT 16 UNITS WITH A LOT AREA OF 646 SQUARE FEET PER UNIT IN LIEU OF 14; APPROVAL OF ZONING ADMINISTRATORS ADJUSTMENT TO PERMIT ZERO FOOT SIDE YARDS; ADOPTION OF FINDINGS; AND APPROVAL OF MITIGATED NEGATIVE DECLARATION NO. ENV-2008-1416-MND.

Maya Zaitzevsky (213) 978-1416

6. **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, October 28, 2008** at the **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