

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

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, APRIL 14, 2009, 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

Sheldred Alexander, 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. 3, 4, 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. 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 - California 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. **DIR 2007-4191-BSA-1A**

CEQA: Exempt

Plan: Westlake

Council District: 1

Location: 2517 West 8th Street

Expiration Date: 5-5-08 (Extended)

Appeal Status: Not further appealable

**PUBLIC HEARING – Continued from May 13, 2008, May 27, 2008, September 23, 2008,
and February 10, 2009**

AN APPEAL of the Zoning Administrator's denial, pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, of an appeal from 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; and **find** the Department of Building and Safety environmental review as the recommended clearance for the proposed project.

APPLICANT: Rosa Rodriguez
Representative: Cary Reisman

APPELLANT: Same

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Director of Planning for the denial 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; and **find** the Department of Building and Safety environmental review as the recommended clearance for the proposed project.

Staff: Al Landini, (213) 369-0552

4. **ZA-2008-1202-ZV-1A**
CEQA: ENV-2008-1203-MND

Plan Area: Westlake

Council District: 1
Location: 1300 W. Olympic Blvd #500
Expiration Date: 4/15/09
Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's decision **(1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the **dismissal** of a request for a Variance from Section 91.6218.9(1) to allow off-site signs to be constructed of materials not approved by the Department of Building and Safety as noncombustible materials or approved plastics, inasmuch as said request is outside the scope of Zoning Administrator authority and; **(2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the **denial** of Variances from Section 14.4.4-B,9 to allow two off-site signs to be supergraphic signs without an approval pursuant to a specific plan, supplemental use district or approved development agreement, **and** Section 14.4.4-B,11 to allow two proposed signs to be off-site without an approval pursuant to a specific plan, supplemental use district, approved development agreement or a relocation agreement, **and** Section 14.4.6-A to allow south and east elevation off-site signs to be installed within 2,000 feet of a freeway without determining that the sign will not be viewed primarily from a main traveled roadway or freeway or on-/off-ramp, **and** Section 14.4.18-A to allow south elevation off-site sign and existing off-site sign to be 6,412 square feet in lieu of the allowed 800 square feet. Allow east elevation wall sign to be 3,492 square feet in lieu of the allowed 800 square feet, **and** Section 14.4.18-B,1 to allow top of south and east elevation off-site signs to be 65 feet 6 inches above grade in lieu of the allowed 42 feet above grade, **and** Section 14.4.18-B,2 to allow top of south elevation off-site sign to be 65 feet 6 inches above sidewalk grade in lieu of the allowed 60 feet above grade, **and** Section 14.4.18-C,1 to allow off-site sign on the southeast elevation along Blain Street to be on the same side of the street and be 100 feet from a lot zoned as residential in lieu of the requirement that an off-site sign not be within 200 feet of a residential zone, **and** Section 14.4.18-C,1 to allow off-site sign on Blain Street plus one additional off-site sign on the south elevation in lieu of requirement that only one off-site sign be placed when residential lot is within 200 feet and that the off-site sign be on the frontage which is not on the same street, **and** Section 14.4.18-E,4 to allow south and east elevation off-site signs and existing off-site sign on south elevation to be 2 feet apart in lieu of the minimum 600-foot requirement, **and** Section 12.21-A,7(1) to allow off-site sign to be installed in subject zone not pursuant to a specific plan, supplemental use district, approved development agreement or relocation agreement; all in conjunction with the installation of one externally illuminated 43-foot high by 148-foot wide (6,364 square feet) off-site sign on the south elevation and one non-illuminated 49-foot 6-inch high by 72-foot wide (3,492 square feet) off-site sign on the east elevation; **deny** Mitigated Negative Decision ENV-2008-1203-MND, as the environmental clearance for the project as recommended by City staff.

APPLICANT: Matt Klase, Blue Media Group
Representatives: Mathew Klase and Mitch Chemers

APPELLANT: Wolverine Outdoor, LLC
Representative: James E. Pugh, Esq.
Sheppard, Mullin, Richter & Hampton LLP

RECOMMENDED ACTIONS:

Deny the appeal; **1) sustain** the Zoning Administrator's decision for the dismissal of a Variance to allow off-site signs to be constructed of materials not approved by the Department of Building and Safety as noncombustible materials or approved plastics inasmuch as the request is outside the scope of Zoning Administrator authority and; **2) sustain** the Zoning Administrator's decision for the denial of Variances for off-site signs; **deny** Mitigated Negative Decision ENV-2008-1203-MND, as the environmental clearance for the project as recommended by City staff.

Staff: Al Landini, (213) 369-0552

5. DIR-2008-3916-SPP-1A

CEQA: ENV-2008-3917-CE

Plan Area: Hollywood

Council District: 13

Location: 1614-1736 Argyle Avenue
6141, 6153, 6201, 6240 W.
Hollywood Blvd,
6140-6158 W. Carlos Avenue,
1631 N. El Centro Avenue, and
1615-1631 Vista Del Mar

Expiration Date: 04/20/09

Appeal Status: No further appeals

AN APPEAL of the Determination of the Director of Planning in denying a Project Permit in the Hollywood Signage Supplemental Use District for Banking Sign Reduction Credits involving the above address.

APPLICANT: David Seyde, Regency Outdoor Advertising
Representative: Lisa Specht/Victor De la Cruz, Manatt, Phelps & Phillips LLP

APPELLANT: Same

RECOMMENDED ACTIONS:

1. **Deny** the appeal
2. **Sustain** the Director's Determination for denial for a Project Permit
3. **Do not adopt** Categorical Exemption ENV-2008-3917-CE.

Staff: Jordann Turner, (213) 978-1379

6. APCC-2008-3600-ZC-ZAA-ZAD

CEQA: ENV-2008-3600-ZC-ZAA-ZAD

Plan Area: Hollywood

Council District: 4

Location: 1850 N. Cherokee Ave

Expiration Date: 4/14/09

Appeal Status: Further appealable

PUBLIC HEARING HELD ON NOVEMBER 19, 2008

PROPOSED PROJECT:

A 39-unit residential condominium development with 97 parking spaces on an 18,485 net square foot site.

REQUESTED ACTION:

1. Pursuant to LAMC Section 12.32, a Vesting Zone Change from [Q]R4-2 to (Q)R4-2 to remove the "Q" Conditions which limits residential density to one dwelling unit per 600 square feet of lot area and instead permit one dwelling unit for each 400 square feet of lot area resulting in 39 residential units in-lieu of the 30 otherwise permitted; and, to permit several rooftop design features including fences, recreational furniture, and equipment to exceed the 60-foot height limit imposed by the "Q" Condition.
2. Pursuant to LAMC Section 12.28 a Zoning Administrator's Adjustment to permit the installation of a horizontal canopy projection extending 2 feet 6 inches into the southerly side yard and installation of a mechanical ventilation shaft in the required rear yard.
3. Pursuant to LAMC Section 12.28 a Zoning Administrator's Determination to allow for the installation of a 8-foot tall open guardrail over a planter wall in lieu of the maximum 6-foot height permitted on hillside lots.
4. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt the Mitigated Negative Declaration for the above referenced project.

APPLICANT: Blair Tanner and Joshua L. White, Tanner & White Properties Inc.
Representative: Aaron Clark and Mark Armbruster,
Armbruster & Goldsmith LLP

RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council Adopt a Zone Change from [Q]R4-2 to (T)(Q)R4-2 subject to the attached "Q" Conditions of Approval.
2. **Approve** a Zoning Administrator's Adjustments to permit the installation of a 2-foot 6-inch horizontal canopy projection extending into the southerly side yard and installation of a mechanical ventilation shaft into the required rear yard.
3. **Approve** a Zoning Administrator's Determination to allow for the installation of an 8-foot tall open guardrail over a planter wall in lieu of the maximum 6-foot height permitted on hillside lots.
4. **Adopt** the attached Findings.
5. **Adopt** Mitigated Negative Declaration No. ENV-2008-3592-MND-REC1.
6. **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.
7. **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.
8. **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.

Staff: Sarah Rigamat, (213) 978-1382

7. **ZA-2008-2019-ZAA-1A**
CEQA: ENV-2008-2020-CE

Plan Area: Hollywood

Council District: 4
Location: 6555 Franklin Avenue
Expiration Date: 5/6/09
Appeal Status: No further appeals

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28 for denial of an adjustment from Section 12.21-C,1(g) of the Los Angeles Municipal Code, to permit the continued use and maintenance of a 20-foot in height hedge/fence and 6-foot in height iron gate within the front yard setback in lieu of the maximum permitted height of 3-1/2 feet; and denial of an adjustment from Section 12.21-C 1(g) of the Los Angeles Municipal Code to permit a 16-foot hedge/fence within the side yard setback in lieu of the maximum permitted height of 6 feet; and **find** that the project is Categorically Exempt, ENV 2008-1828-CE, pursuant to Class 3, Category 6, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300 et seq. [PB]

APPLICANT: Frank Medrano

APPELLANT: Same

RECOMMENDED ACTION:

Deny the appeal; **sustain** the decision of the Zoning Administrator's decision for the denial of an adjustment to permit the continued use and maintenance of a 20-foot in height hedge/fence and 6-foot in height iron gate within the front yard setback in lieu of the maximum permitted height of 3-1/2 feet; and denial of an adjustment to permit a 16-foot hedge/fence within the side yard setback in lieu of the maximum permitted height of 6 feet; and **find** that the project is Categorically Exempt, ENV 2008-1828-CE, pursuant to Class 3, Category 6, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300 et seq.

Staff: Pat Brown, (213) 978-1306

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, April 28, 2009** at the 200 North Spring Street, 10th Floor, 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