

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

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, APRIL 28, 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

Carmen Montgomery, 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 - 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
- C. Minutes of March 24, 2009 and April 14, 2009

3. **AA-2007-3252-PMLA-CC-1A**

CEQA: ENV-2007-3253-CE

Plan: Wilshire

Council District: 5

Location: 200 South Mansfield Avenue

Expiration Date: 11/6/08 (Extended)

Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 10, 2009 MEETING

AN APPEAL of the Advisory Agency's denial of the two-unit condominium conversion; Categorical Exemption No. ENV-2007-3253-CE will be considered with the appeal.

APPLICANT: Nancy Brewer

APPELLANT: Same

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the action of the Advisory Agency's determination, **adopt** Findings; and **do not adopt** Categorical Exemption No. ENV-2007-3253-CE as recommended by City staff.

Staff: Susan Palmas (213) 978-1360

4. [APCC-2008-3526-SPE-SPP](#)

Related Case: CPC-2006-7301-ZC-ZV-
YV-SPR-ZAA; VTT-67429; DIR-2007-5881-SPP
CEQA: ENV-2005-7118-EIR

Council District: 13
Expiration Date: 4/28/09
Appeal Status: Further appealable
to City Council

Plan: Hollywood

PUBLIC HEARING – Completed on March 16, 2009

Project Location: **1614-1736 Argyle Ave, 6139-6240 W. Hollywood Blvd,
6140-6158 W. Carlos Ave, 1631-1649 N. El Centro Ave, and
1615-1631 Vista Del Mar Ave.**

Requested Actions:

1. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance Review to establish compliance with the Hollywood Sign District;
2. Pursuant to Section 11.5.7 F of the Municipal Code, a Specific Plan Exception to allow sign locations, types and surface area not normally permitted by the Hollywood Sign District;
3. Pursuant to Section 21082.1, a finding that the previously certified Environmental Impact Report (ENV-2005-7118-EIR; certified on July 31, 2007) adequately describes the project and its environmental effects and that the approval of this project will result in no new environmental effects.

Proposed Project:

Installation of tenant and way-finding signs; building identification signs; seven supergraphic signs.

Recommended Actions:

1. **Approve** the requested Specific Plan Exceptions.
2. **Approve** the requested Specific Plan Project Permit Compliance Review.
3. **Find** that the previously certified Environmental Impact Report adequately describes the Project and its environmental effects and that the approval of this Project will result in no new environmental effects beyond the scope of the previously analyzed in the EIR as certified by the City Council in its adoption on July 31, 2007.
4. **Adopt** the attached Findings.
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.

APPLICANT: Clarett Hollywood, LLC//Frank Stephan

Staff: Craig Weber (213) 978-1213

5. **VTT-70510-CC-1A**
CEQA: ENV-2008-3702-MND

Plan: Wilshire

Council District: 5
Location: 114-116 ½ N. Sycamore Avenue
Expiration Date: 4/30/09
Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL from the entire decision of the Advisory Agency in Disapproving VTT-70510-CC and consider Mitigated Negative Declaration ENV-2008-3702-MND.

APPLICANT: Francine Cowley
Representative: Liza Ahn Psomas

APPELLANT: Same

RECOMMENDED ACTIONS:

1. **Deny** the appeal.
2. **Sustain** the action of the Deputy Advisory Agency in disapproving VTT-70510-CC.
3. **Adopt** the findings of the Deputy Advisory Agency.
4. **Do not adopt** Mitigated Negative Declaration ENV-2008-3702-MND as recommended by City staff.

Staff: Joey Vasquez (213) 978-1352

6. **VTT-65583-CN-DB-1A and**
ZA-2006-10260-ZAA-DB-1A
CEQA: ENV-2006-10262-MND

Plan Area: Hollywood

Council District: 13
Location: 6527-6531 Leland Way
Expiration Date: 3/24/09
Appeal Status: VTT further appealable

CONTINUED FROM MARCH 24, 2009 MEETING

PUBLIC HEARING

PROPOSED PROJECT

1) A Vesting Tentative Tract for a 1-lot subdivision for 11 residential condominiums (including 3 density bonus units) with 29 parking spaces, with incentives for providing one affordable unit, an increase in height to 36 feet in-lieu-of the required 30 feet, and a 12-foot front yard setback in-lieu-of the required 15 feet; and **2)** a Zoning Administrator's Adjustment to permit a 5-foot rear yard in lieu of the required 15 feet.

REQUESTED ACTIONS

Appeals from part of the decision of the Advisory Agency in approving VTT-65583-CN-DB and the entire decision by the Zoning Administrator in approving ZA-2006-10260-ZAA-DB; and **adopt** the Mitigated Negative Declaration ENV-2006-10262-MND as the environmental clearance for the project as recommended by City staff.

APPELLANTS: (1) David Carrera (VTT-65583-CN-DB)
(2) Leland Condominiums, LLC (VTT-65583-CN-DB)
(3) Maria Hinton (ZA-2006-10260-ZAA-DB)

APPLICANT: Leland Condominiums, LLC

RECOMMENDED ACTIONS

1. **Deny** Appeal #1.
2. **Grant** Appeal #2 in part and amend Condition Nos. 9.c.2., 9.i., and Finding (b) (Subdivision Map Act).
3. **Sustain** the action of the Deputy Advisory Agency in approving VTT-65583-CN-DB.
4. **Modify** Vesting Tentative Tract Conditions of Approval as modified in Appeal #2.
5. **Modify** Vesting Tentative Tract Findings (Subdivision Map Act) as modified in Appeal #2.
6. **Deny** Appeal #3.
7. **Modify** Findings of the Zoning Administrator as modified in Appeal #3.
8. **Adopt** Conditions of Approval of ZA-2006-10260-ZAA-DB.
9. **Adopt** the Mitigated Negative Declaration ENV-2006-10262-MND.

Staff: Mike Young (213) 978-1362

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, May 12, 2009** at the 200 North Spring Street, 10th Floor, 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