

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, July 14, 2009
200 North Spring Street, Room 272
Los Angeles California 90012

MINUTES OF THE LOS ANGELES CENTRAL AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Young Kim at 4:40 p.m.

Commissioners present: Franklin Acevedo, Young Kim, Chanchanit Martorell

Commissioner absent: Victor Viramontes, David White

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Kevin Keller, Sr. City Planner stated that the department is working on new community plans. The first one will be in the Central Hollywood Area. The community plan can be found on the Planning Department website, under the heading "What's New". The draft of the policy points is available online and is ready for the public to view.

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

C. Election of Officers

Motion: To Continue the Election of Officers to August 11, 2009.

Moved: Kim

Seconded: Acevedo

Ayes: Martorell

Vote: 3-0

3. **APCC-2008-551-SPE-SPP-SPR**
CEQA: ENV-2008-527-MND
Plan Area: Westlake

Council District: 1
Expiration Date: 7/11/09
**Appeal Status: Further appealable
to City Council**

PUBLIC HEARING REQUIRED

Project Location: 1130-1138 Wilshire Boulevard

PROPOSED PROJECT:

Construction of a new, seven-story, maximum 112-foot high, approximately 86,844 square foot commercial building consisting of an approximately 250 square foot café and 5,375 square foot restaurant located on the ground-level and 81,200 square feet of office, also having a five-level subterranean parking garage providing approximately 198 parking spaces. As proposed, all existing improvements will be demolished and approximately 32,407 cubic yards of dirt will be exported from the site. The project is located on a 20,520 square foot parcel in the C4 (CW)-U/6 Zone.

REQUESTED ACTIONS:

1. Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the Central City West Specific Plan (Ordinance Numbers 166,703, 167,944, 176,519 and 179,420) as follows:
 - a. From Section 8 B.1.f to permit a balcony wall on the Wilshire Boulevard side of the project to be approximately 49 feet high in lieu of stepping back all portions of buildings which exceed 45 feet a minimum of 10 feet from the ground floor exterior wall as is otherwise required.
 - b. From Section 8 C.3.g to permit zero feet of open space setback along the Ingraham Street side of the building in lieu of providing a four foot open space setback as is otherwise required.
 - c. From Section 12 C.1 to permit the required childcare center to be located off site at 1120 Wilshire Boulevard, approximately 60 feet away from the proposed project in lieu of on-site.
2. Pursuant to Section 16.05 F of the Municipal Code, a Site Plan Review Determination for a project that will result in an increase of more than 50,000 square feet of non-residential floor area.
3. Pursuant to Section 11.5.7 of the Municipal Code, a Project Permit Compliance determination with the Central City West Specific Plan.
4. Pursuant to Section 21082.1 (c)(3) of the California Resources Code, Adopt the Mitigated Negative Declaration for the above project.

RECOMMENDED ACTIONS:

1. **Adopt** Mitigated Negative Declaration No. ENV-2008-527-MND and the associated Environmental Findings contained in the Staff Report.
2. **Approve** a Specific Plan Exception to permit a balcony wall on the Wilshire Boulevard side of the project to be approximately 49 feet high in lieu of stepping back all portions of buildings which exceed 45 feet a minimum of 10 feet from the ground floor exterior wall.

3. **Approve** a Specific Plan Exception to permit zero feet of open space setback along the Ingraham Street side of the building in lieu of providing a four foot open space setback.
4. **Approve** a Specific Plan Exception to permit the required childcare center to be located off site at 1120 Wilshire Boulevard, approximately 60 feet away from the proposed project in lieu of on-site.
5. **Approve** a Site Plan Review determination for a project that will result in an increase of more than 50,000 square feet of non-residential floor area.
6. **Approve** a Project Permit Compliance determination per the Central City West Specific Plan.
7. **Adopt** the attached findings.
8. **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: Thomas V. Girardi
Representative: Peter Mitsakos

STAFF: Andrew Montealegre (213) 978-1396

DISCUSSION

Planning staff presented the case.

The applicant's representative addressed the Commission.

Commissioner Acevedo asked a question of the applicant's representative.

Motion: To Approve the Specific Plan Exceptions, Specific Plan Project Permit Compliance and Site Plan Review

Moved: Kim
Seconded: Martorell
Ayes: Acevedo

Vote: 3-0

4. **VTT-69615-CN-1A**
CEQA: ENV-2007-3588-MND
Plan Area: Wilshire

Council District: 10
Expiration Date: 7/14/09
Appeal Status: VTT further appealable

PUBLIC HEARING REQUIRED

Project Location: 850 South Plymouth Boulevard

PROPOSED PROJECT:

A vesting tentative tract for 8-unit residential condominium subdivision with 18 parking spaces including 2 guest parking spaces.

REQUESTED ACTIONS:

An **appeal** from entire decision of the Advisory Agency for the approval of Vesting Tentative Tract No. 69615-CN and the Adoption of Mitigated Negative Declaration ENV-2007-3588-MND.

RECOMMENDED ACTIONS:

1. **Deny** Appeal No. 1.
2. **Grant** Appeal No. 2 in part.
3. **Sustain** the action of the Deputy Advisory Agency in approving VTT-69615-CN.
4. **Modify** conditions of approval by adding conditions No. 15 MM-19, MM-20, MM-21 and MM-22.
5. **Modify** findings of the Deputy Advisory Agency.
6. **Adopt** Mitigated Negative Declaration No. ENV-2007-3588-MND.

APPLICANT: Sock Won Ahn / Kiyun Joy Kim
Representative: Victor Salazar

APPELLANT: (1) Windsor Village Association, Inc.
Representative: R.J. Strotz
(2) Sock Won Ahn / Kiyun Joy Kim
Representative: Victor Salazar

STAFF: Lateef Sholebo (213) 978-1454

DISCUSSION

Planning staff presented the case.

The appellant's representative for Appeal No. 1 and the Vice-President of Windsor Village Association addressed the Commission.

The applicant's representative addressed the Commission and requested approval of the Vesting Tentative Tract.

Four people spoke in support of Appeal No. 1.

Discussed ensued between the Commissioners and planning staff.

Motion: To Deny Appeal No. 1, sustain the action of the Deputy Advisory Agency

Moved: Acevedo

Seconded: Kim

Noes: Martorell

Vote: 2-1

The vote was 2-1 which is a Failure to Act, the appeal is denied, the initial action of the Deputy Advisory Agency stands.

Motion: To Deny Appeal No. 2, with modified conditions of approval

Moved: Acevedo

Seconded: Martorell

Ayes: Kim

Vote: 3-0

5. **ZA-2008-3046-CUW-1A**
CEQA: ENV-2008-3047-MND
Plan Area: Wilshire

Council District: 5
Expiration Date: 8/5/09
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 6330 West San Vicente Boulevard

REQUESTED ACTIONS:

An **appeal** of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,49 for the approval of a Conditional Use Permit to allow the installation, use and maintenance of an unmanned wireless telecommunications facility, and the adopted Mitigated Negative Declaration No. ENV-2008-3047-MND.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator for the approval of a Conditional Use Permit to allow the installation, use and maintenance of an unmanned wireless telecommunications facility; and **adopt** Mitigated Negative Declaration No. ENV-2008-3047-MND.

APPLICANT: T-Mobile, Omnipoint Communications Inc.
Representative: Courtney Schmidt, Suresite Consulting Group, LLC

APPELLANT: Eugene Krischer.

STAFF: Albert Landini (213) 369-0552

DISCUSSION

Planning staff Maya Zaitzevsky presented the case on behalf of Al Landini.

The appellant's representative addressed the Commission.

Thirteen people spoke in support of the appeal.

The applicant's representative addressed the Commission.

The Planning Deputy of Council District 5 addressed the Commission.

Motion: To Grant the Appeal, overturn the decision of the Zoning Administrator

Moved: Martorell

Seconded: Acevedo

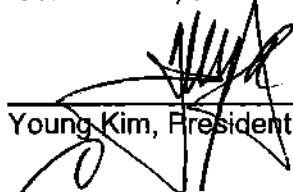
Ayes: Kim

Vote: 3-0

6. PUBLIC COMMENT PERIOD

One speaker spoke.

There being no further business to come before the Los Angeles Central Area Planning Commission, the meeting adjourned at 7:50 p.m.



For YOUNG KIM
Young Kim, President



Carmen Montgomery, Commission Executive Assistant
Central Los Angeles Area Planning Commission

Date Adopted: September 8, 2009