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

CENTRAL AREA PLANNING COMMISSION
TUESDAY, FEBRUARY 9, 2010
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Justin Kim, Commissioner
Young Kim, Commissioner
Vacant

CORRECTED AGENDA*

James K. Williams, Commission Executive Assistant I (213) 978-1300

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 on 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 agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, 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 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at **http://www.lacity.org/pln/index.htm.**

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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
CE – Categorical Exemption
EIR – Environmental Impact Report
MND – Mitigated Negative Declaration
ND – Negative Declaration

1. DIRECTOR'S REPORT

A. Items of interest

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – January 26, 2010

3. ZA-2008-4670-CUW-1A
CEQA: ENV-2008-4671-MND
Plan Area: Wilshire

Council District: 10 - Wesson
Expiration Date: 2-09-10 Extended
Appeal Status: Not further Appealable

PUBLIC HEARING – Continued from January 26, 2010

LOCATION: 5876-5878 W. PICO BOULEVARD

REQUESTED ACTION:
An Appeal of the Zoning Administrator's **denial** of a **Conditional Use Permit** for the installation, use and maintenance of an unmanned wireless telecommunications facility in the C4-1-O zone, and the consideration of the environmental clearance **Mitigated Negative Declaration ENV-2008-4671-MND.**

Applicant: Kyle Sutherland, Technology Associates, and Safarardi Trust
Appellant: Same

RECOMMENDATION:
Deny the Appeal.
Sustain the Zoning Administrator's **denial** of a **Conditional Use Permit** for the installation, use and maintenance of an unmanned wireless telecommunications facility in the C4-1-O zone.
Do not adopt ENV-2008-4671-MND.

Staff: Michael LoGrande (213) 978-1318

4. ZA-2009-2344-CUB-1A
CEQA: ENV-2009-2345-MND
Plan Area: Central City

Council District: 9 - Perry
Expiration Date: 2-17-10
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: ***710 W. 1st STREET ****

REQUESTED ACTION:
An Appeal of a Zoning Administrator's **approval** of a **Conditional Use Permit** to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a restaurant in the R5-4D zone. Consideration of Mitigated Negative Declaration No. ENV-2009-2345-MND.

Applicant: Terry Parker
Representative: Veronica Becerra, Rabuild Commercial, LLC
Appellant: Peggy Moore

RECOMMENDATION:
Deny the **Appeal**.
Sustain the Zoning Administrator's **approval** of a **Conditional Use Permit** to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a restaurant in the R5-4D zone.
Adopt Mitigated Negative Declaration No**. ENV-2009-2345-MND**.

Staff: Maya Zaitzevsky (213) 978-1416

5. **DIR-2009-1518-BSA-1A**
CEQA: Building and Safety Environmental Clearance
Plan Area: Hollywood
Council District: 5 - Koretz
Expiration Date: 3-13-10
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 1147 N. SIERRA ALTA WAY

REQUESTED ACTION:
An Appeal of the Zoning Administrator's **denial** of a request for a **Director's Determination** to allow as to whether the Department of Building and Safety erred or abused its discretion in its determination to refuse to reinstate Permit No. 040407-300000-01875 for a swimming pool at the referenced property. The swimming pool was approved to be located in the rear yard and is nearly complete. Consider the Building and Safety Environmental Clearance.

The Zoning Administrator found that the Department of Building and Safety **did not err or abuse its discretion** in refusing to reinstate Permit No. 040407-300000-01875 for a swimming pool at the referenced property, and affirmed the action of the Department of Building and Safety, and found the Building and Safety environmental clearance inadequate.

Applicant: Cyrus Harouni
Representative: Kevin McDonnell, JMBM
Appellant: Same

RECOMMENDATION:
Deny the **Appeal**.
Sustain the Zoning Administrator's **denial** of a **Zoning Administrator's Determination** to allow the construction, use and maintenance of nine retaining walls varying in height from 6 inches to 10 feet in lieu of the maximum two retaining walls as required, in conjunction with the construction of a single-family dwelling and an attached garage on a lot in the RE11-1 Zone.
Find that the Building and Safety Environmental Clearance is inadequate. .

Staff: Albert Landini (213) 978-1318

6. **ZA-2003-8555-CUB-CUX-PA1-1A**
CEQA: ENV-2009-3337-CE
Plan Area: Hollywood
Council District: 13 – Garcetti
Expiration Date: 3-13-10
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 1716-1718 N. VINE STREET

REQUESTED ACTION:
An Appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-M, for the approval of a request to substitute a new floor plan and replace a

previously approved floor plan and finding the environmental clearance Categorical Exemption **ENV-2009-3337-CE**.

Applicant: Reve Investments, Inc.
Representative: Kevin McDonnell, JMBM
Appellant: Ned Pan, Inc.
Representative: David Green

RECOMMENDATION:
Deny the Appeal.
Sustain the Zoning Administrator's **approval** of a request to substitute a new floor plan and replace a previously approved floor plan.
Find that the Building and Safety environmental clearance (**ENV-2009-3337-CE**) is adequate.

Staff: Albert Landini (213) 978-1318

7. **APCC-2009-2066-SPE-ZAA-ZAD-SPP**
CEQA: ENV-2009-2036-MND
Plan Area: Westlake

Council District: 13 - Garcetti
Expiration Date: 2-17-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on December 4, 2009

LOCATION: 1416 W. BEVERLY BOULEVARD

PROPOSED PROJECT:
The demolition of all existing residential and industrial uses on the site and the proposed construction, use and maintenance of a new residential apartment complex, to consist of 125 units (123 restricted Affordable Units and 2- non-restricted). The project will provide 97 parking spaces Pursuant to LAMC Section 12.22 A.25 (d) (2) and LAMC Section 12.21. The Project is located on an approximately 54,900 square foot, irregularly shaped sloping site fronting Beverly Boulevard and Lucas Avenue classified in the RC4(CW)-U/3.7 and R4(CW)-75/3 Zones The apartment complex is to be constructed in two separate buildings as follows: Building A: 6-Story, 68 total units Zoned RC(CW)-U/3.7 with primary frontage on Beverly Boulevard; Building B: 5-Story, 57 total units (Senior) Zoned R4(CW)-75/3 with primary frontage on Lucas Avenue. The project contains approximately 120,691 square feet of floor area.

REQUESTED ACTION:
1. Pursuant to Section 11.5.7 F of the Municipal Code, an Exception From Section 6.F.3.a.(2) of the Central City West Specific Plan to permit a 68-unit, multiple family residential building without commercial floor area, which is otherwise required within the Specific Plan's RC4(CW) Land Use Category.
2. Pursuant to Section 12.24 X 26 of the Municipal Code, a Determination to deviate from LAMC Section 12.21 C.8.a to provide more than two retaining walls and to build retaining walls in excess of the permitted Height.
3. Pursuant to Section 12.28 of the Municipal Code, an Adjustment to permit a reduced yard of 6 feet 10 inches, for approximately 15-feet along the Lucas frontage in lieu of the required 15 feet to allow for encroachment of architectural elements.
4. Pursuant to Section 11.5.7 C of the Municipal code, a Project Permit Compliance review, and Directors Alternative Compliance Pursuant to Appendix D Section C 2 of the CCWSP to locate 50% of the required trees off-site.
5. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2009-2036-MND**) for the above referenced project.

Applicant: Matthew C. Sullivan, Beverly & Lucas, LLC
Representative: Jim Ries, Craig Lawson & Co.

RECOMMENDATION:

1. Approve an Exception from Section 6.F.3.a.2 of the Central City West Specific Plan CCWSP to permit a 68-unit, multiple family residential building without commercial floor area, which is otherwise required within the Specific Plan's RC4(CW) Land Use Category.
2. Approve a Determination to deviate from LAMC Section 12.21 C.8.a to provide more than two retaining walls and to build retaining walls in excess of the permitted Height. Permit the following:
   a. Build up to a maximum of 3 retaining walls in certain areas.
   b. Build retaining walls that exceed the permitted height by as much as 8 feet. (The first area occurs between the alley and building A (Site Section 17 and 18 as shown on plan no. A1.01). The second area is along Lucas between the two building entrances (Site Section 5 and 6 as shown on plan no. A1.01).
   c. Build walls and/or fencing on top of these retaining walls that exceed what is permitted by the Code (As shown on Site Section 5, 15, and 18).
3. Approve an Adjustment to permit a reduced yard of 6 feet 10 inches, for approximately 15-feet along the Lucas frontage in lieu of the required 15 feet to allow for encroachment of architectural elements.
4. Approve a Project Permit Compliance and a Directors Alternative Compliance Pursuant to Appendix D Section C 2 of the CCWSP to locate 50% of the required trees off-site.
5. Adopt Mitigated Negative Declaration No. **ENV-2009-2036-MND** and associated Findings.
6. 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.

Staff: Lynda Smith (213) 978-1170

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, February 23, 2010** at
City Hall
200 North Spring Street, 10th Floor
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.