

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, MAY 25, 2010, After 4:30 P.M.
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

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 and 4.

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 – S. GAIL GOLDBERG, AICP**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **ZA-2008-4397-ZAA-1A**

CEQA: ENV-2008-4378-CE

Plan Area: Northeast Los Angeles

Council District No.: 1 – Reyes

Expiration Date: 6-08-10

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 310 N. AVENUE 51

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28, for the denial of an adjustment from Section 12,09.1-B,2 of the Los Angeles Municipal Code to permit a reduced northerly side yard of 4 feet in lieu of the required 5 feet 6 inches; and a reduced rear yard of 1-foot 10 inches in lieu of the required 15 feet in conjunction with an existing illegally constructed patio cover, and finding the environmental clearance Categorical Exemption ENV-2008-4378-CE.

Applicant: Delmi Carolina Perez

Appellant: Same

RECOMMENDATION:

Deny the appeal; **Sustain** the Zoning Administrator's decision for the denial of an Adjustment to permit a reduced northerly side yard of 4 feet in lieu of the required 5 feet 6 inches; and a reduced rear yard of 1-foot 10 inches in lieu of the required 15 feet in conjunction with an existing illegally constructed patio cover, and find the environmental clearance Categorical Exemption ENV-2008-4378-CE.

Staff: Albert Landini (213) 978-1800

4. **ZA-2009-2653-CUB-ZV-1A**

CEQA: ENV-2009-2654-MND

Plan: Wilshire

Council District: 5 – Koretz

Expiration Date: 6-08-10

Appeal Status: ZV further
appealable if granted

PUBLIC HEARING

LOCATION: 8480-8482 W. THIRD STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the 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 4,146 square-foot restaurant and a 636 square-foot bar in the C2-1VL-O Zone, and **2)** pursuant to Los Angeles City Charter Section 562 and Los Angeles Municipal Code Section 12.27, for the approval of a Variance from Section 12.26-E,5 of the LAMC to permit 42 required parking spaces through a lease agreement in lieu of a covenant, and the adopted environmental clearance Mitigated Negative Declaration ENV-2009-2654-MND.

Applicant: Benjamin Lee
Representative: Elizabeth Peterson
Appellant: Yuval Kremer

RECOMMENDATION:

Deny the appeal; **Sustain** the Zoning Administrator's decision **1)** for the 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 4,146 square-foot restaurant and a 636 square-foot bar in the C2-1VL-O Zone, and **2)** for the approval of a Variance from Section 12.26-E,5 of the LAMC to permit 42 required parking spaces through a lease agreement in lieu of a covenant, and adopt the environmental clearance Mitigated Negative Declaration ENV-2009-2654-MND.

Staff: Maya Zaitzevsky (213) 978-1416

5. **APCC-2008-1480-SPE-SPP**

CEQA: ENV-2006-9711-MND-REC2
Plan Area: Hollywood

Council District: 4 – LaBonge
Expiration Date: 6-28-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – The Hearing Officer held a public hearing on April 14, 2010

LOCATION: 1801-1817 N. NEW HAMPSHIRE BOULEVARD

PROPOSED PROJECT:

Demolition of existing 22 unit apartment building and construction of a new 4-story (approximately 43 feet high) condominium development with 32 residential dwelling units and 75 subterranean parking spaces. The proposed project is located on a 27,704 square foot site classified in the R3-1 Zone and also located within Subarea A of the Vermont/Western Transit Oriented District Specific Plan.

REQUESTED ACTION:

1. Pursuant to Section 11.5.7 F of the Municipal Code, an Exception from Section 7 A of the Vermont/Western Transit Oriented District Specific Plan (Ordinance No. 173,749) to permit more than two lots (three proposed lots) to be tied which exceed a total area of 15,000 square feet.
2. Pursuant to Section 11.5.7.C of the Municipal Code, a Project Permit Compliance review with the Vermont/Western Transit Oriented District Specific Plan to permit the construction of a single building over three lots.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project.

Applicant: Bruce Arefi, New Hampshire Heights, LLC
Representative: Darryl L. Fisher, Fisher Associates, Inc.

RECOMMENDATION:

1. **Deny** an Exception from Section 7 A of the Vermont/Western Transit Oriented District Specific Plan to allow three lots to be tied in Subarea A – Neighborhood Conservation.
2. **Deny** a Project Permit Compliance for the proposed project.
3. **Do not Adopt** Mitigated Negative Declaration No. ENV-2006-9711-MND-REC2 and associated Findings.
4. **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

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, June 8, 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.