

**CENTRAL AREA PLANNING COMMISSION
SPECIAL MEETING
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.

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. [APCC-2009-3510-SPE-SPPA-SPP](#)
CEQA: ENV-2009-884-MND
Plan Area: Westlake

Council District: 1 - Reyes
Expiration Date: 4-13-10 Extended
Appeal Status: Appealable to
City Council

PUBLIC HEARING – A Hearing Officer held a public hearing on January 22, 2010
This item is continued from the meeting of March 9, 2010 and from April 13, 2010

LOCATION: 1239-1245 WILSHIRE 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, Exceptions to the Central City West Specific Plan (Ordinance 166,703, as amended by Ordinances 167,944, 179,420, 176,519, and 173,455) as follows:
 - a. From Sec. 5.B.3 to permit a project with over 100,000 square feet of non-residential floor area with more than 50% of employees commuting by single-occupancy vehicles;
 - b. From Sec. 8.C.2 to permit a project with an open space setback from Wilshire Boulevard varying in depth from zero to four feet in-lieu of the five feet required;
 - c. From Sec. 8.D.1 to permit a project on a lot greater than one acre in size and bordering on a scenic highway, without a plaza as is otherwise required;
 - d. From Sec. 9.A to permit the project with no additional widening of Witmer Street;
 - e. From Sec. 12.C.1 to permit the project with more than 100,000 square feet (but less than 499,999 sq. ft.) of non-residential floor area with no on-site child care facility;
 - f. From Sec. 13.A.3 to permit a project with more than 100,000 square feet of non-residential floor area without a dual plumbing system as is otherwise required; and
 - g. From Sec. 14.C D and E to permit five wall mounted signs, including one containing 300 sq. ft. of area and four to be mounted more than 20 feet above the elevation of the sidewalk.
2. Pursuant to Section 11.5.7 E of the Municipal Code, Adjustments to the Central City West Specific Plan to permit as follows:
 - a. From Sec. 8.B.1 to permit building portions exceeding 45 feet in height to be stepped back 8 feet from the ground floor exterior wall on Wilshire Boulevard in lieu of the 10 feet required; and
 - b. From Sec. 8.C.1 to permit a commercial building to observe an 8-foot open space setback on Witmer Street in lieu of the 10-feet required.
3. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance Review to permit construction of a new medical office building.
4. Adopt the environmental clearance Mitigated Negative Declaration ENV-2009-884-MND.

Applicant: Good Samaritan Hospital
Representative: John Parker, Pacific Crest Consultants

RECOMMENDATION:

1. Deny Exceptions to the Central City West Specific Plan as follows:
 - a. From Sec. 8.C.2 to permit a project with an open space setback from Wilshire Boulevard varying in depth from zero to four feet in-lieu of the five feet required;
 - b. From Sec. 14.C D and E to permit five wall mounted signs, including one containing 300 sq. ft. of area and four to be mounted more than 20 feet above the elevation of the sidewalk.
2. Approve Exceptions to the Central City West Specific Plan as follows:
 - a. From Sec. 8.D.1 to permit a project on a lot greater than one acre in size and bordering on a scenic highway, without a plaza as is otherwise required;
 - b. From Sec. 9.A to permit the project with no additional widening of Witmer Street;
 - c. From Sec. 12.C.1 to permit the project with more than 100,000 square feet (but less than 499,999 sq. ft.) of non-residential floor area with no on-site child care facility;
 - d. From Sec. 13.A.3 to permit a project with more than 100,000 square feet of non-residential floor area without a dual plumbing system as is otherwise required; and
 - e. From Sec. 5.B.3 to permit a project with over 100,000 square feet of non-residential floor area with more than 50% of employees commuting by single-occupancy vehicles.
3. Deny an Adjustment to the Central City West Specific Plan to permit a commercial building to observe an 8-foot open space setback on Witmer Street in lieu of the 10-feet required.
4. Deny Without Prejudice an Adjustment to the Central City West Specific Plan to permit building portions exceeding 45 feet in height to be stepped back 8 feet from the ground floor exterior wall on Wilshire Boulevard in lieu of the 10 feet required; and
5. Approve a Project Permit Compliance for the proposed project.
6. Adopt Mitigated Negative Declaration No. ENV-2009-884-MND.
7. 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

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.