

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 22, 2011, 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
Daniel Suh, Commissioner

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 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 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

3. **ZA-2010-2067-ZV-1A**
CEQA: ENV-2010-438-MND
Plan: Central City

Council District: 9 – Perry
Expiration Date: 3-05-11
Appeal Status: Further appealable if approved

PUBLIC HEARING

LOCATION: 1099 S. GRAND AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles City Charter Section 562 and Los Angeles Municipal Code Section 12.27, for the **denial** of a **Variance** to permit 10 parking spaces in lieu of the 29 parking spaces required under Section 12.21-A,4, and the **denial** of the environmental clearance Mitigated Negative Declaration **ENV-2010-438-MND**.

Applicant: Merco Group, LLC
Representative: Mario Zaldivar
Appellant: Same

RECOMMENDATION:

Deny the appeal; Sustain the Zoning Administrator's decision for the **denial** of a **Variance** to permit 10 parking spaces in lieu of the 29 parking spaces required, and consider the environmental clearance Mitigated Negative Declaration **ENV-2010-438-MND**.

Staff: Maya Zaitzevsky (213) 978-1416

4. **APCC-2010-1884-ZC**
CEQA: ENV-2008-2579-MND

Council District: 4 – LaBonge
Expiration Date: 2-22-11
Plan: Wilshire
Appeal Status: Appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on January 7, 2011

LOCATION: 320, 322, 324, 326 S. KINGSLEY DRIVE

PROPOSED PROJECT:

Demolition of two garage structures and conversion of four existing residential apartments into four residential condominiums providing eight surface parking spaces. No new construction is proposed. The project is located on an 11, 250 square foot lot currently classified in the R1-1 zone, however as proposed, the project will require a zone change as described.

REQUESTED ACTION:

1. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 (One-Family Zone) to R4-1 (Multiple Dwelling Zone).

2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2008-2579-MND).

Applicant: Rodolfo E. Pi Jr., 320 KD, LLC
Representative: Yoel Cahn, Joseph H. Cahn Civil Engineering

RECOMMENDATION:

1. Deny as submitted.
2. Approve and Recommend that the City Council adopt a Zone Change from R1-1 to (T)(Q)R4-1.
3. Adopt Mitigated Negative Declaration No. ENV-2008-2579-MND and associated Findings.
4. Adopt the Findings.
5. Advise the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of 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

5. **VTT-70608-CN-1A**
CEQA: ENV-2008-2726-MND
Plan: Wilshire

Council District: 4 – LaBonge
Expiration Date: 2-22-11
Appeal Status: Further appealable to City Council

PUBLIC HEARING

LOCATION: 664 S. RIMPAU BOULEVARD

PROPOSED PROJECT:

Construction of a 12-unit residential condominium with 30 parking spaces.

REQUESTED ACTION:

An Appeal from the entire decision of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 70608-CN. Consideration of Mitigated Negative Declaration No. ENV-2008-2726-MND.

Applicant: Chung Hyuk Pak and Soon Pak
Representative: Joe Pink, ARC Pac Inc.
Appellant: Nancy and John Reinisch and the Rimpau Neighborhood Association
Representative: Rob Glushon and Steve Kaplan, Luna & Glushon

RECOMMENDATION:

1. Deny the appeal.
2. Sustain the approval of the Deputy Advisory Agency.
3. Adopt the Findings.
4. Adopt Mitigated Negative Declaration No. ENV-2008-2726-MND.

Staff: Haydee Urita-Lopez (213) 978-1453

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, March 8, 2011** 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.