

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 8, 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 No(s).3.

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. **DIR-2010-359-BSA-1A**

CEQA: ENV-2006-6998-MND

Plan: Hollywood

Council District: 5 – Koretz

Expiration Date: 4-11-11

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 833 – 853 N. EDINBURGH AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.26-K of the Municipal Code, the Zoning Administrator found that the Department of Building and Safety Did err and abuse its discretion in its determination to issue a Building Permit (No. 07010-10000-03777), and Certificate of Occupancy (No. 60778) for the construction of a four-story, 57-unit apartment building, for a development which does not conform to Condition No. 1(b) and (c), and Condition No. 11 as established pursuant to DIR 2006-6997(DB)-1A as follows:

(Condition No. 1: (b) A six foot high masonry wall, as measured from adjacent grade, shall be constructed along the rear property line. Creeping vines, such as Boston Ivy, shall be planted on this rear wall. (c) All west facing balconies shall include a two-foot deep planter box along the length of the balcony to provide addition rear landscaping buffer. Balcony planter boxes shall be equipped with a drip irrigation system. Condition No. 11 Aesthetics (Light). Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties).

And the Zoning Administrator found that Department of Building and Safety Did not err or abuse its discretion in its determination to issue a Building Permit (No. 07010-10000-03777), and a Certificate of Occupancy (No. 60778) for the construction of a four-story, 57-unit apartment building, for a development which does conform to Condition No. 1(a), (d) and (e), Condition No. 4, Condition No. 6, and Condition No. 9 as established pursuant to DIR 2006-6997(DB)-1A, and the appeal was thereby GRANTED IN PART, and the environmental clearance issued by the Department of Building and Safety was found adequate.

Applicant: Kevin Tvedt and Mary

Representative: Daniel Wright, Silverstein Law Firm

Appellant: Same

RECOMMENDATION:

Deny the appeal; Sustain the Zoning Administrator's decision which found that the Department of Building and Safety Did err and abuse its discretion in its determination to issue a Building Permit and Certificate of Occupancy for the construction of a four-story, 57-unit apartment building, for a development which does not conform to Condition No. 1(b) and (c), and Condition No. 11 as established pursuant to DIR 2006-6997(DB)-1A. Condition No. 1: (b) A six foot high masonry wall, as measured from adjacent grade, shall be constructed along the rear property line. Creeping vines, such as Boston Ivy, shall be planted on this rear wall and (c) All west facing balconies shall include a two-foot deep planter box along the length of the balcony to

provide addition rear landscaping buffer. Balcony planter boxes shall be equipped with a drip irrigation system, and Condition No. 11 Aesthetics (Light) outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties. And the Zoning Administrator found that Department of Building and Safety Did not err or abuse its discretion in its determination to issue a Building Permit and a Certificate of Occupancy for the construction of a four-story, 57-unit apartment building, for a development which does conform to Condition No. 1(a),(d) and (e), Condition No. 4, Condition No. 6, and Condition No. 9 as established pursuant to DIR 2006-6997(DB)-1A, and hereby GRANTED IN PART the appeal, and find the environmental clearance issued by the Department of Building and Safety adequate.

Staff: Linn Wyatt (213) 978-1318

4. 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 22, 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.