

**CENTRAL AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, MAY 10, 2011, After 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Franklin Acevedo, President  
Chanchanit Martorell, Vice President  
Young Kim, Commissioner  
Daniel Suh, Commissioner  
Vacant, Commissioner

Sheldred Alexander, Commission Executive Assistant

(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 90<sup>th</sup> 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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **ZA-2008-3851-ZV-ZAA-1A**  
**CEQA:** ENV-2007-1123-MND  
**Plan:** Wilshire

**Council District:** 10 – Wesson  
**Expiration Date:** 5-10-11 Extended  
**Appeal Status:** ZV further appealable  
if approved

RECONSIDERATION FROM **APRIL 12, 2011**

**LOCATION:** 1534-1536 S. SIERRA BONITA AVENUE

**REQUESTED ACTION:**

An appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of **1)** a Variance from Section 12.09-A,2 to permit the legalization of two dwelling units, which were illegally added without a permit, and from Section 12.21-A,4(a) to permit zero additional parking spaces in lieu of the two covered and one uncovered parking spaces that are otherwise required for the additional two dwelling units and, pursuant to Los Angeles Municipal Code Section 12.28, and for the denial of **2)** a Zoning Administrator's Adjustment to permit a reduced passageway of 4 feet to access the two dwelling units in the rear of the property in lieu of the 10 feet otherwise required in Section 12.21-C,2(b), all in conjunction with the legalization of two illegal units resulting in a total of four dwelling units on a lot in an R2-1 Zone, and for the denial of the environmental clearance Mitigated Negative Declaration ENV-2007-1123-MND.

**Applicant:** Barbara Appleberry  
Representative: Debbi and John Morris

**Appellant:** Barbara Appleberry

**RECOMMENDATION:**

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the denial of 1) a Variance to permit the legalization of two dwelling units, which were illegally added without a permit, and to permit zero additional parking spaces in lieu of the two covered and one uncovered parking spaces that are otherwise required for the additional two dwelling units, and for the denial of 2) a Zoning Administrator's Adjustment to permit a reduced passageway of 4 feet to access the two dwelling units in the rear of the property in lieu of the 10 feet otherwise required in conjunction with the legalization of two illegal units resulting in a total of four dwelling units on a lot in an R2-1 Zone.
3. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2007-1123-MND.

**Staff:** Sue Chang (213) 978-1318

4. **APCC-2009-3510-SPE-SPPA-SPP**  
**CEQA:** ENV-2009-884-MND-REC1  
**Plan:** Westlake

**Council District:** 1 - Reyes  
**Expiration Date:** 4-15-11  
**Appeal Status:** Further appealable to City Council

**CONTINUED FROM APRIL 12, 2011**

**PUBLIC HEARING HELD ON JANUARY 22, 2010**

**LOCATION:** 1239-1245 WILSHIRE BOULEVARD

**PROPOSED PROJECT:**

Construction of a new medical office building (with a second floor surgical center) on the southerly portion of the subject property, which would be linked at its lower levels to the existing medical office building to the north. The proposed project would contain approximately ~~193,588~~ 193,285 square feet of floor area and would be 7-stories in height (116.5 feet at its highest point). The project is located on a ~~56,450~~ 68,836 square foot lot located at the northeast corner of the intersection of Wilshire Boulevard and Witmer Street.

**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.b 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 no open space setback on 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 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.C1 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 Project Permit Compliance Review to permit construction of a new medical office building.
4. 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:** Good Samaritan Hospital; Andrew B. Leeka  
Representative: John Parker, Pacific Crest Consultants

**RECOMMENDATION:**

1. **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 a scenic highway, without a plaza as is otherwise required;

- b. From Sec 8.C.2 to permit a project with no open space setback on Wilshire Boulevard in-lieu of the five feet required;
  - c. From Sec. 9.A to permit the project with no additional widening of Witmer Street;
  - d. From Sec. 12.C1 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;
  - e. 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
  - f. 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;
  - 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. **Approve** 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.
  3. **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 (Request has been withdrawn).
  4. **Approve Project Permit Compliance** for the proposed project.
  5. **Adopt Mitigated Negative Declaration** No. **ENV-2009-884-MND-REC1** 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) 978-1196

## 5. **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, May 26, 2011** at

City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

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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](mailto:APCCentral@lacity.org).