

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, April 12, 2011
200 North Spring Street
Room 1060, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT **www.planning.lacity.org**.

The meeting was called to order by Commission President Acevedo at 4:34 p.m.

Present: Commissioners Frank Acevedo, Chanchanit Martorell and Daniel Suh

Absent: Commissioner Young Kim

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Department staff informed the Commission that Los Angeles will be the host city for next year's National American Planning Association Conference to be held April 14 – 17, 2012.

2. COMMISSION BUSINESS

- A. Advance Calendar – no changes
- B. Commission Requests - none

3. APCC-2009-3510-SPE-SPPA-SPP

Community Plan: Westlake
Council District No. 1 – Reyes

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%~~ 45% of employees commuting by single-occupancy vehicles;
 - b. From Sec. 8.C.2 to permit a project with an 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, a **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

DISCUSSION:

Council District 1's representative requested continuance of this case to May 10, 2011.
The Public Hearing will be kept open to allow speakers from today's meeting to be heard.

Motion: To approve continuance of Case No. APCC-2009-3510-SPE-SPPA-SPP, to the regularly scheduled meeting for May 10, 2011.

Moved: Commissioner Acevedo
Seconded: Commissioner Martorell
Ayes: Commissioners Acevedo, Martorell and Suh
Absent: Commissioner Kim
Vote: 3 - 0

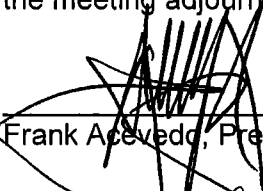
4. PUBLIC COMMENT

Nathan Freeman, FMG, requested reconsideration for Case No. ZA-2008-3851-ZV-ZAA-1A.

Upon motion of Commissioner Acevedo and seconded by Commissioner Suh, the vote was taken to reconsider Case No. AZ-2008-3851-ZV-ZAA-1A and reschedule for hearing at the regular meeting scheduled for May 10, 2011.

Moved: Commissioner Acevedo
Seconded: Commissioner Suh
Ayes: Commissioners Acevedo, Suh and Martorell
Absent: Commissioner Kim
Vote: 3 - 0

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 4:55 p.m.



Frank Acevedo, President



Sheldred Alexander, Commission Executive Assistant
Central Los Angeles Area Planning Commission

Adopted on June 28, 2011