

+Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 13, 2011, After 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

CORRECTIONS TO AGENDA ITEM NO. 3

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Young Kim, Commissioner
Kevin Norton, Commissioner
Daniel Suh, 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, 4 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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of minutes for June 28, 2011; July 12, 2011; and July 26, 2011

3. **DIR-2010-2624-COA-1A**

CERTIFICATE OF APPROPRIATENESS

CEQA: ENV-2010-2623-CE

Plan: Wilshire

Council District: 4 – LaBonge

Expiration Date: 9-16-11

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 124 South Hudson Avenue

PROPOSED PROJECT:

The **Certificate of Appropriateness** for the replacement of a historic wood shake roof with slate roof shingles.

REQUESTED ACTION:

An Appeal of the Director of Planning's ***denial*** of a **Certificate of Appropriateness** pursuant to Section 12.20.3 N of the Los Angeles Municipal Code (LAMC).

Applicant: Allan Marks, Owner

Appellant: Same

RECOMMENDATION:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in **denial** of a **Certificate of Appropriateness** for the replacement of a historic wood shake roof with slate roof shingles;
3. **Adopt** Findings; and

Staff: Matthew Glesne (213) 978-1216

4. **ZA-2011-0103-ZV-1A**
CEQA: ENV-2011-104-CE
Plan: Hollywood

Council District: 5 - Koretz
Expiration Date: 9-24-11
Appeal Status: Further appealable
if approved

LOCATION: 939 and 969 North La Brea 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, to deny a variance from Municipal Code Section 12.17.5 to permit the operation of a 10,087 square-foot retail store otherwise not permitted in the MR1-1 Zone, and to find the environmental clearance Notice of Exemption, log reference ENV 2011-104-CE for a Categorical Exemption, Class 1, Category 22, Article III Section 1, City CEQA Guidelines.

Applicant: Bradley Parker
Appellant: Same

RECOMMENDATION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to deny a variance from Municipal Code Section 12.17.5 to permit the operation of a 10,087 square-foot retail store otherwise not permitted in the MR1-1 Zone; and
3. **Find** the environmental clearance Notice of Exemption, log reference ENV 2011-104-CE for a Categorical Exemption, Class 1, Category 22, Article III Section 1, City CEQA Guidelines.

Staff: Maya Zaitzevsky (213) 978-1416

5. **ZA-2008-0830-ZAD**
ZA-2008-0832-ZAD
ZA-2008-0834-ZAD-1A
CEQA: ENV-2008-831-MND
LETTER OF CLARIFICATION
Plan: Hollywood

Council District: 5 – Koretz
Expiration Date: 9-21-11
Appeal Status: Not further appealable

Location: 2234, 2240 and 2244 North Stanley Hills Drive

REQUESTED ACTION:

An appeal of the Zoning Administrator's clarification of Condition No. 19 for acceptance of the applicant's offer to file a request with the City of Los Angeles Bureau of Engineering for vacation for the portion of Merrywood Drive adjoining Parcel No. 3 between the terminus of the corridor alignment on Parcel No. 3 and Stanley Hills Drive, with said vacation, subject to responsible agency determination, to facilitate and further encourage wildlife movement within this area; and the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance, Mitigated Negative Declaration ENV 2008-831-MND.

Applicant: Yossi Attia
Appellant: Concerned Residents of Stanley Hills Drive
Representative: Robert Glushon

RECOMMEDATION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's clarification of Condition No. 19 for acceptance of the applicant's offer to file a request with the City of Los Angeles Bureau of Engineering for vacation for the portion of Merrywood Drive adjoining Parcel No. 3 between the terminus of the corridor alignment on the Parcel No. 3 and Stanley Hills Drive, with said vacation, subject to responsible agency determination, to facilitate and further encourage wildlife movement within this area; and
3. Sustain the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance, Mitigated Negative Declaration ENV 2008-831-MND.

Staff: Linn Wyatt (213) 978-1318

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, September 27, 2011** at

City Hall
200 North Spring Street, 10th 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.