

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 25, 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
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 ITEMS 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 October 11, 2011

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

RE-HEARING FROM MARCH 22, 2011

LOCATION: 1534-1536 SOUTH 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: David Kessler; Burkhalter, Kessler, Clement and George, LLP
Appellant: Same

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; and
- 3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2007-1123-MND.

Staff: Sue Chang (213) 978-1318

4. **ZA-2011-0284-CUB-1A**
CEQA: ENV-2011-0285-ND

Council District: 4 – LaBonge
Expiration Date: 11/28/11
Plan: Wilshire
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 5465 West Wilshire Boulevard

Requested Action:

An Appeal, pursuant to Los Angeles Municipal Code Section 12.24-W,1 of the Zoning Administrator's decision to deny a Conditional Use to allow the sale and dispensing of beer and wine for off-site consumption at an existing 14,716 square-foot drug/retail store located in the [Q]C4-2-CDO and [Q]C2-1-CDO Zones and adopt the action of the lead agency in issuing environmental clearance Negative Declaration No. ENV 2011-0285-ND.

APPLICANT: Robert Silverman, Walgreen Company
Representative: Matt Dzurec

APPELLANT: Same

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W, to deny a Conditional Use to allow the sale and dispensing of beer and wine for off-site consumption at an existing 14,716 square-foot drug/retail store located in the [Q]C4-2-CDO and [Q]C2-1-CDO Zones; and
3. Adopt the action of the lead agency in issuing environmental clearance Negative Declaration No. ENV 2011-0285-ND.

Staff: Maya Zaitzevsky (213) 978-1316

5. **DIR-2011-1024-DB-SPR-1A**
CEQA: ENV-2011-1025-MND
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: 10-25-11
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 1011-1031 SOUTH SERRANO AVENUE

PROPOSED PROJECT:

Site Plan Review to allow the construction of an approximately 85,725 square foot, 100% affordable 79 unit (excluding 1 market rate manager's unit) apartment building. The project will provide 80 parking spaces, and will have a maximum height of 56 feet with the following three incentives or concessions for a project that reserves at least 30% of a project's total units for Low Income Households or 15% of a project's units for Very Low Income Households, as defined:

- a. Averaging of Floor Area, Density, Parking and Open Space, and Permitting Vehicular Access: permit Floor Area and density to be averaged across two zones (C2-1 and (T)(Q)R4-2) for a 35% density increase that allows 85,725 square feet of development and 79 units; and permit vehicular access from a less restrictive zone (C2-1) to a more restrictive zone ((T)(Q)R4-2).
- b. Yards: A 20% reduction in the required front yard to 12 feet in lieu of 15 feet.
- c. Yards: A 20% reduction in the required rear yard to 13 feet and 8 inches in lieu of 17 feet.

REQUESTED ACTION:

Appeal of the Director of Planning's **Conditional Approval of a Site Plan Review** pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC).

Applicant: James Silverwood, Affirmed Housing Group
Representative: Anna Scott, Affirmed Housing Group

Appellant: Jenny Kanno

RECOMMENDATION:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Site Plan Review to allow the construction of an approximately 85,725 square foot, 100% affordable 79 unit (excluding 1 market rate manager's unit) apartment building with 80 parking spaces; and
3. **Adopt** Mitigated Negative Declaration No. ENV-2011-1025-MND.

Staff: Courtney Schoenwald (213) 978-1166

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, November 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.