

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 8, 2012, 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: 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

3. APCC-2008-1391-SPE-ZV-ZAD

CEQA: ENV-2008-1392-MND-REC

Related Case: DIR-2010-3157-DRB-SPP

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 5/12/12

Appeal Status: Appealable to
City Council

PUBLIC HEARING HELD ON APRIL 2, 2012

Location: 3125 Hollyridge Drive

PROPOSED PROJECT:

An 897-square-foot addition to an existing single family residence. This addition to the 1,470-square-foot, single-story residence would be accomplished by demolishing 300 square feet and adding 222 square feet on the street level, and adding a new 975-square-foot lower level as well as a 180-square-foot covered lower deck. This project does not increase the height or change the setbacks from the current existing residence.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration ENV-2008-1392-MND-REC2 and addendums as adequate environmental clearance.
2. Pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), an **Exception** to the Hollywoodland Specific Plan (Ordinance No. 168,121) from Section 7C for off-street parking for the continued maintenance of two (2) parking spaces in lieu of four (4) required parking spaces.
3. Pursuant to 12.24 X.21 of the LAMC, a **Zoning Administrator's Determination** for continuous paved roadway for a project fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, as required per 12.21 A.17 (e)(3) of the LAMC.
4. Pursuant to 12.24 X.21 of the LAMC, a **Zoning Administrator's Determination** to permit an addition on a lot fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet, as required per 12.21 A17 (e)(2) of the LAMC.
5. Pursuant to 12.27 C of the LAMC, a **Variance** for a lower floor addition, observing a height of 47 feet in lieu of the 36-foot height limit required per 12.21 A17 (c)(1) of the LAMC.
6. Pursuant to 12.27 C of the LAMC, a **Variance** to permit the continued use and maintenance of a single family residence observing the existing reduced front yard of zero (0) feet in lieu of five (5) feet required per 12.21 A17(a) of the LAMC.
7. Pursuant to 12.27 C of the LAMC, a **Variance** to permit the continued use and maintenance of a single family residence observing the existing reduced side yard of five (5) feet in lieu of eight (8) feet required per 12.21 A17(b) of the LAMC.

APPLICANT: Mark Rikess
Representative: Tara Moore, Tara Moore and Associates

RECOMMENDATIONS:

1. **Adopt** Mitigated Negative Declaration No. ENV-2008-4699-MND-REC as adequate environmental clearance that complies with the California Environmental Quality Act, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. **Approve** a Specific Plan Exception to off-street parking requirements for the continued maintenance of 2 parking spaces in lieu of 4 required parking spaces, pursuant to Section 11.5.7 C of the LAMC.
3. **Approve** a Zoning Administrator's Determination for continuous paved roadway for a project fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, pursuant to 12.24 X.21 of the LAMC.
4. **Approve** a Zoning Administrator's Determination to permit an addition on a lot fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet, pursuant to Section 12.24 X.21 of the LAMC.
5. **Approve** a Variance for a lower floor addition, observing a height of 47 feet in lieu of the 36-foot height limit, pursuant to 12.27 C of the LAMC.
6. **Approve** a Variance to permit the continued use and maintenance of a single family residence observing the existing reduced front yard of zero (0) feet in lieu of five (5) feet required, pursuant to 12.27 C of the LAMC.
7. **Approve** a Variance to permit the continued use and maintenance of a single family residence observing the existing reduced side yard of five (5) feet in lieu of eight (8) feet required, pursuant to 12.27 C of the LAMC.
8. **Adopt** the Findings.
9. **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: B. Lamb (213) 978-1167

4. **ZA-2003-2111-CUB-CUX-(PA1)-1A**
CEQA: ENV-2011-138-CE
Plan: Hollywood

Council District: 4 – LaBonge
Expiration Date: May 28, 2012
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 1710-1716 North Vermont Avenue

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M to approve plans authorizing the continued use and maintenance of an existing restaurant serving a full line of alcoholic beverages for on-site consumption with modifications to the Conditions of Case ZA 2003-2111-CUB-CUX and Letter of Correction dated April 23, 2008 and the decision to adopt the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines),

log reference ENV 2011-138-CE, for a Categorical Exemption, Class 1, Category 22, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: Christopher Diamond
Representative: Elizabeth Peterson, Elizabeth Peterson Group

APPELLANTS:

1. David Bass
 2. Richard Brewer
 3. John Bowen
 4. Wendy Birnbaum
 5. Roger Natarajan
- Representative: Matthew E. Hess, Esq.

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M to approve plans authorizing the continued use and maintenance of an existing restaurant serving a full line of alcoholic beverages for on-site consumption with modifications to the Conditions of Case ZA 2003-2111-CUB-CUX and Letter of Correction dated April 23, 2008;
3. **Adopt** the Findings; and
4. **Adopt** the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-138-CE, for a Categorical Exemption, Class 1, Category 22, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Staff: Nick Brown (818) 374-5069

5. **ZA-2011-2004-CUB-1A**
CEQA: ENV-2011-2005-MND
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: June 2, 2012
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 4377 West Pico Boulevard

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to approve a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an existing neighborhood market, and the decision to adopt the decision of the lead agency to issue Mitigated Negative Declaration (ENV 2011-2005-MND).

APPLICANT: Ruddy Song, Your Market Two
Representative: King Woods, King R. Woods & Associates

APPELLANT: Bettye Bryant and on behalf of Victoria Park Neighborhood Association

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to APPROVE a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an existing neighborhood market;

3. **Adopt** the Findings; and
4. **Adopt** the decision of the lead agency to issue Mitigated Negative Declaration (ENV 2011-2005-MND).

Staff: Al Landini (213) 369-0552

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, May 22, 2012** 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.