

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 10, 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 ITEM: 3 and 4

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. **ZA 2011-2540-ZAA-1A**

CEQA: ENV-2011-2541-CE

Council District: 4 - LaBonge

Expiration Date: 7-29-12

Appeal Status: Not further
appealable

Plan: Hollywood

PUBLIC HEARING

LOCATION: 1841 North Hollyvista Avenue

AN APPEAL of the Zoning Administrator's decision to deny, pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, an Adjustment from Section 12.08-C,3 of the Code to permit the construction, use and maintenance of a deck which is more than 6 feet above grade, extending the length of the rear façade of the dwelling with a deck depth of 5 feet (as modified by the applicant), resulting in a rear yard setback of 6 feet of 6 feet 8 inches in-lieu of the 15 feet otherwise required; and the decision to not adopt the recommendation of the lead agency in issuing Categorical Exemption ENV 2011-2541-CE as the environmental clearance for this action.

APPLICANT: Patricia Kwon and Jonathan Nadler
Representative: Franklin Wang

APPELLANT: Same

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator to deny an Adjustment to permit the construction, use and maintenance of a deck which is more than 6 feet above grade, extending the length of the rear façade of the dwelling with a deck depth of 5 feet (as modified by the applicant), resulting in a rear yard setback of 6 feet 8 inches in-lieu of the 15 feet otherwise required;
3. **Adopt** the Findings; and
4. **Not Adopt** the recommendation of the lead agency in issuing Categorical Exemption ENV 2011-2541-CE as the environmental clearance for this action.

Staff: Lourdes Green (213) 978-1313

4. **ZA 2012-0124-ZV-ZAA-1A**
CEQA: ENV-2012-0123CE

Plan: Wilshire

Council District: 4 - LaBonge
Expiration Date: 8-4-12
Appeal Status: Zone Variance
further appealable, if approved

PUBLIC HEARING

LOCATION: 4658 Rosewood Avenue

AN APPEAL of the Zoning Administrator's decision to deny, (1) pursuant to Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Section 12.21-A,4 of the Code to permit zero parking spaces in-lieu of the two required parking spaces triggered by a request to legalize a non permitted conversion of a second story recreation room and a third story attic space to a dwelling unit, resulting in a fifth dwelling unit on property legally developed with a four-unit apartment; and (2) pursuant to Section 12.28 of the Code, a Zoning Administrator's Adjustment from Section 12.20-C,2 and 3 to permit a 4-foot side yard in-lieu of the required 5 feet and varying zero-foot to 5-foot rear yard in-lieu of the 15 feet required in conjunction with the conversion of a recreation room into a fifth dwelling unit; and denial of the recommendation of the lead agency to adopt Categorical Exemption ENV 2012-0123-CE as the environmental clearance for this action.

APPLICANT: Ricky Nguyen
Representative: Leo Esparza, Jess Esparza & Associates

APPELLANT: Same

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in denying a Zone Variance to permit zero parking spaces in-lieu of the two required parking spaces triggered by a request to legalize a non permitted conversion of a second story recreation room and a third story attic space to a dwelling unit, resulting in a fifth dwelling unit on property legally developed with a four-unit apartment; and a Zoning Administrator's Adjustment to permit a 4-foot side yard in-lieu of the required 5 feet and varying zero-foot to 5-foot rear yard in-lieu of the 15 feet required in conjunction with the conversion of a recreation room into a fifth dwelling unit;
3. **Adopt** the Findings; and
4. **Deny** the recommendation of the lead agency to adopt Categorical Exemption ENV 2012-0123-CE as the environmental clearance for this action.

Staff: Lourdes Green (213) 978-1313

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, July 24, 2012** 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.