

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 14, 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
Daniel Suh, Commissioner
Vacant, Commissioner

James K. Williams, Commission Executive II

(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:

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**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – July 10, 2012

3. **APCC-2011-2915-SPE-SPP-ZAA-ZAD**
CEQA: ENV-2011-2916-MND-REC

Council District: 13 – Garcetti
Expiration Date: 8-27-12
Appeal Status: Appealable
to City Council

Plan: Wilshire

PUBLIC HEARING – Completed on July 13, 2012

PROJECT LOCATION: 3400 W. 3rd STREET (legally described as Tract: South Half of the West End University Addition; Block: 35 and 36; Lot: FR1, FR11, 2-10)

PROPOSED PROJECT:

Construction, use and maintenance of a public charter K-8 school that consists of two, two-story classroom and administration buildings (with 31 classrooms, a multi-purpose room, faculty lounge, library and administrative offices) totaling approximately 49,500 square feet of floor area with a maximum enrollment of 696 students. An outdoor playground, recreation area, and a 59-space parking lot are also proposed. The project is located on a vacant 95,744-square-foot site classified in the C2-1, R4-1, and R4P-1 Zones and located within Subarea B of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP).

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2011-2916-MND-REC**) for the above referenced project.
2. Pursuant to section 11.5.7.F of the Municipal Code Exceptions from the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP), Ordinance 173,749, as follows:
 - A. From Section 8.H. to permit a Pedestrian Throughway that will allow pedestrian access from the parking lot and school grounds to the adjoining Shatto Recreation Center for authorized persons on the school grounds in lieu of being open to the public.
 - B. From Section 8.I. of the Specific Plan and Section V of the Development Standards and Design Guidelines as follows:
 - (a) Pedestrian/Vehicular Circulation – Parking Lot Location. To allow the school's surface parking lot to be located along the project's 3rd Street frontage, behind a landscaped buffer in lieu of being located at the rear of the site, via a flag parking lot.

- (b) Pedestrian/Vehicular Circulation – Waiver. To allow the school's surface parking lot to be located along the project's 3rd Street frontage, behind a landscaped buffer in lieu of requesting a waiver to provide parking in the rear of the lot.
 - (c) Building Design – Transparent Building Elements. To allow the ground floor facades of the front and side elevations of the two proposed classroom buildings to have a total of 36% building transparency (windows) in lieu of the minimum 50% building transparency otherwise required.
 - (d) Pavement. To allow portions of the school's outdoor playground to be paved with asphalt or concrete in lieu of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile and/or brick pavers otherwise required.
 - (e) Freestanding Walls. To allow: (1) a modified architectural element of alternating colors and textures of the stacked vertical concrete masonry units to be used in the masonry walls along the property lines on the east, west, and south, in lieu of the requirement that all freestanding walls must contain an architectural element at intervals of no more than 20 feet; (2) to allow the wall and fence adjoining Diana Street to be located along the property line in lieu of the requirement that walls be setback from property lines adjacent to public streets with a landscaped buffer; and (3) to allow the fence along the rear property line to be a 6-foot chain link fence with vines, which is not a permitted fence type.
3. Pursuant to Section 12.28 A. of the Municipal Code, a Zoning Administrator's Adjustment to permit: (1) a variable 12-foot to 15-foot front yard setback along the property's R4-zoned frontage in lieu of the required 15-foot setback, and (2) to allow a combined height of 20 feet for a chain link, wall and mesh net fence along the rear and side property lines in the southwest corner of the site, to enclose ball court and soccer field areas, in lieu of the maximum 8-foot wall and fence height in side and rear yard areas of R-zoned lots.
 4. Pursuant to Section 12.24 X.7. of the Municipal Code, a Zoning Administrator's Determination to permit an over height fence up to 8 feet in height within the required front yard along 3rd Street in lieu of the requirement that limits the height of walls and fences in front yard areas of R-zoned properties to 3 ½ feet.
 5. Pursuant to Section 11.5.7 C. a Specific Plan Project Permit Compliance with the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP), Ordinance 173,749.

APPLICANT: Hoa Truong, Philip Lance
Representative: Michael S. Woodward

RECOMMENDATIONS:

1. Approve pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the Vermont/Western Transit Oriented District Specific Plan (SNAP) (Ordinance 173,749) as follows:
 - a. From Section 8.H. to permit a Pedestrian Throughway that will allow pedestrian access from the parking lot and school grounds to the adjoining Shatto Recreation Center for authorized persons on the school grounds in lieu of being open to the public.
 - b. From Section 8.I. of the Specific Plan and Section V of the Development Standards and Design Guidelines as follows:
 - (a) Pedestrian/Vehicular Circulation – Parking Lot Location. To allow the school's surface parking lot to be located along the project's 3rd Street frontage, behind a landscaped buffer in lieu of being located at the rear of the site, via a flag parking lot.

- (b) Pedestrian/Vehicular Circulation – Waiver. To allow the school's surface parking lot to be located along the project's 3rd Street frontage, behind a landscaped buffer in lieu of requesting a waiver to provide parking in the rear of the lot.
 - (c) Building Design – Transparent Building Elements. To allow the ground floor facades of the front and side elevations of the two proposed classroom buildings to have a total of 36% building transparency (windows) in lieu of the minimum 50% building transparency otherwise required.
 - (d) Pavement. To allow portions of the school's outdoor playground to be paved with asphalt or concrete in lieu of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile and/or brick pavers otherwise required.
 - (e) Freestanding Walls. To allow: (1) a modified architectural element of alternating colors and textures of the stacked vertical concrete masonry units to be used in the masonry walls along the property lines on the east, west, and south, in lieu of the requirement that all freestanding walls must contain an architectural element at intervals of no more than 20 feet; (2) to allow the wall and fence adjoining Diana Street to be located along the property line in lieu of the requirement that walls be setback from property lines adjacent to public streets with a landscaped buffer; and (3) to allow the fence along the rear property line to be a six-foot chain link fence with vines, which is not a permitted fence type.
2. Approve a Project Permit Compliance with the Vermont/Western Transit Oriented District Specific Plan.
 3. Approve a Zoning Administrator's Adjustment from Section 12.11 C.1 of the LAMC to permit a variable 12-foot to 15-foot front yard setback along the property's R4-zoned frontage to provide six additional tandem parking spaces in lieu of the required 15-foot setback.
 4. Approve a Zoning Administrator's Adjustment from Section 12.22 C.20(f)(3) of the LAMC to permit a combined height of 20 feet for a chain link, wall and mesh net fence along the rear and side property lines in the south and southwest corner of the site, to enclose ball court and soccer field areas, in lieu of the maximum eight-foot wall and fence height in side and rear yard areas of R-zoned lots.
 5. Approve a Zoning Administrator's Determination from Section 12.22 C.20(f)(2) of the LAMC to permit an over height fence up to eight feet in height within the required front yard along 3rd Street in lieu of the requirement that limits the height of walls and fences in front yard areas of R-zoned properties to 3 ½ feet.
 6. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code Adopt the proposed Mitigated Negative Declaration (**ENV-2011-2916-MND-REC**) and associated Findings.
 7. Adopt the Findings.
 8. 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: Monique Acosta (213) 978-1173

4. [APCC-2008-2703-SPE-CUB-SPP-SPR](#)

CEQA: ENV-2008-1421-EIR
SCH No. 2010121011
Plan: Hollywood

Council District: 13 – Garcetti
Expiration Date: 8-18-12
Appeal Status: Appealable
to City Council

PUBLIC HEARING - Completed on July 9, 2012

PROJECT LOCATION:

5500, 5510, 5516, 5520, 5526, 5542, and 5544, W. SUNSET BOULEVARD; 1417, 1431, 1433, 1435, 1437, 1439, and 1441 N. WESTERN AVENUE; 1414 ST. ANDREWS PLACE; 5505 and 5525 W. DE LONGPRE AVENUE (legally described as Tract: Lemona; Block: BLK1; Lot: FR)

PROPOSED PROJECT:

Demolition of a 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot. Construction of a 194,749-square-foot, multi-tenant commercial structure, approximately 84 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses. The project would also include 458 at grade and above-ground parking spaces. The proposed project is located on a 168,869-square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP).

APPLICANT: Target Corporation
Representative: Vasanthi Okuma, Greenberg Farrow

REQUESTED ACTIONS:

6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of an Environmental Impact Report (EIR) for the above referenced project and Adoption of the proposed mitigation monitoring program and the required findings for the adoption of **ENV-2008-1421-EIR** (State Clearinghouse Number 2010121011) and Statement of Overriding Consideration.
7. Pursuant to section 11.5.7.F of the Municipal Code Exceptions from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, as follows:
 - A. From Section 6.N to request relief from the requirement for projects containing 40,000 square feet or more of retail commercial floor area to submit a program for retail use designed to provide free delivery of purchases made at the site by residents living in the Specific Plan Area.
 - B. From Section 9.B.1 to allow a commercial only project a maximum building height of 84 feet and four inches above grade with roof structures and other vertical elements to be setback zero feet from the roof perimeter in lieu of the maximum permitted building height of 35 feet.
 - C. From Section 9.E.3 to allow a commercial project to exceed the maximum number of off-street parking spaces allowed for a total of 458 parking spaces, in lieu of the maximum 390 parking spaces allowed.
 - D. From Section 9.I of the Specific Plan and Section V of the Development Standards and Design Guidelines as follows:
 - i. Building Design – Stepbacks. To allow the entrance canopy and balconies which are to be located within 15 feet of the property line along Sunset Avenue to exceed the maximum permitted height of 30.
 - ii. Building Design – Stepbacks. To seek relief from the requirement that the second floors along Sunset Boulevard and Western Avenue be setback a minimum of ten feet from the first floor frontage.

- iii. Building Design – Transparent Building Elements: To permit transparent building elements such as windows and doors to occupy approximately 24% of the ground floor façade along St. Andrews Place in lieu of the minimum 50% building transparency otherwise required.
 - iv. Building Design – Roof Lines: To be exempted from the requirement that all roof lines in excess of 40 feet must be broken up through the use of gables, dormers, cut-outs or other means.
 - v. Hours of Operation: To seek relief from the allowable hours of operation between 7:00 a.m. and 8:00 p.m. Monday through Friday, to allow store deliveries between the hours of 5:00 a.m. and 12:00 a.m. Monday – Sunday.
3. Pursuant to Section 12.24.W.1 of the Municipal Code, a Conditional Use Permit to allow for the sale of beer and wine for off-site consumption in the C2 Zone.
 4. Pursuant to Section 11.5.7 C of the Municipal Code, a Specific Plan Project Permit Compliance with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.
 5. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area and a net increase of over 1,000 average daily trips.

RECOMMENDATIONS:

9. Deny request as submitted.
10. Certify the Target at Sunset and Western Project EIR, Case Number **ENV-2008-1421-EIR** (State Clearinghouse Number 2010121011) and Adopt a Statement of Overriding Consideration, accompanying mitigation measures, the Mitigation Monitoring and Reporting Program, and the required findings.
11. Approve Exceptions from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, pursuant to section 11.5.7.F of the Municipal Code, as follows:
 - a. From Section 6.N to request relief from the requirement for projects containing 40,000 square feet or more of retail commercial floor area to submit a program for retail use designed to provide free delivery of purchases made at the site by residents living in the Specific Plan Area.
 - b. From Section 9.B.1 to allow a commercial only project a maximum building height (as measured by Section 12.21.1 of the municipal code) of ~~84~~ 74 feet and four inches above grade in lieu of the maximum permitted building height of 35 feet.
 - c. From Section 9.E.3 to allow a commercial project to exceed the maximum number of off-street parking spaces allowed for a total of 458 parking spaces, in lieu of the maximum 390 parking spaces allowed.
 - d. From Section 9.I of the Specific Plan and Section V of the Development Standards and Design Guidelines as follows:
 - i. Building Design – Stepbacks. To allow the entrance canopy and balconies which are to be located within 15 feet of the property line along Sunset Avenue to exceed the maximum permitted height of 30.
 - ii. Building Design – Stepbacks. To seek relief from the requirement that the second floors along Sunset Boulevard and Western Avenue be setback a minimum of ten feet from the first floor frontage.
 - iii. Building Design – Transparent Building Elements: To permit transparent building elements such as windows and doors to occupy approximately 24% of the ground floor façade along St. Andrews Place in lieu of the minimum 50% building transparency otherwise required.
 - iv. Building Design – Roof Lines: To be exempted from the requirement that all roof lines in excess of 40 feet must be broken up through the use of gables, dormers, cut-outs or other means.

- v. Hours of Operation: To seek relief from the allowable hours of operation between 7:00 a.m. and 8:00 p.m. Monday through Friday, to allow store deliveries between the hours of 5:00 a.m. and 12:00 a.m. Monday – Sunday.
12. Deny an Exception from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, pursuant to section 11.5.7.F of the Municipal Code, to allow a maximum building height of 84 inches above grade and to permit roof structures and other vertical elements to be setback zero feet from the roof perimeter.
 13. Approve a Conditional Use Permit to allow for the sale of beer and wine for off-site consumption in the C2 Zone, pursuant to Section 12.24.W.1 of the Municipal Code.
 6. Approve a Specific Plan Project Permit Compliance with the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP), Ordinance 173,749, pursuant to Section 11.5.7 C of the Municipal Code.
 7. Approve a Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area and a net increase of over 1,000 average daily trips, pursuant to Section 16.05 of the Municipal Code.
 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 may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Blake Lamb (213) 978-1167

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, August 28, 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.