

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 11, 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
Marsha L. Brown, Commissioner
Young Kim, Commissioner
Daniel Suh, 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(S):

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.planning.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 – November 27, 2012

3. **APCC-2012-2130-SPE-SPP**
CEQA: ENV-2012-2131-CE
Plan: Westlake

Council District: 1 – Reyes
Expiration Date: 1-9-13
Appeal Status: Appealable
to City Council

PUBLIC HEARING - Completed on November 19, 2012

LOCATION: 138 N. BEAUDRY AVENUE

PROPOSED PROJECT:

Change of Use of 5,000 square feet of existing ground level commercial space to six live/work units, a zero (0) foot setback along Beaudry Avenue, and the installation of two (2) wall signs to an existing building.

REQUESTED ACTION:

1. Pursuant to 11.5.7 F of the Municipal Code, Exceptions from the Central City West Specific Plan (Ordinance 167,944) and the amendments to the Central City West Specific Plan (Ordinance Nos. 167,944, 176,591, 179,420, 180,983) as follows:

From Section 6.F.7 to permit a zero (0) foot side yard setback along Beaudry Avenue in lieu of the eight (8) foot setback required for 100% residential buildings.

2. Pursuant to 11.5.7 F of the Municipal Code, a Specific Plan Project Permit Compliance for the Central City West Specific Plan (Ordinance 167,944) and the amendments to the Central City West Specific Plan (Ordinance Nos. 167,944, 176,591, 179,420, 180,983) as follows:

A change of use from retail to six (6) live/work units consisting of live/work tenant improvement spaces in the ground floor within the previously approved allocation of 5,000 square foot for non-residential commercial uses stipulated in Director's Determination Case Number: DIR-2006-9578-SPPA.

The installation of two (2) new, additional walls signs (each comprised of two parts) to an existing building.

3. Consideration of Categorical Exemption No. **ENV-2012-2131-CE**.

Applicant: Scott Morrison, Legacy Partners Residential, Inc.
Rep.: Matt Dzurec, Armbruster, Goldsmith & Delvac, LLP

RECOMMENDED ACTION:

1. Approve an Exception from the Central City West Specific Plan (Ordinance 167,944) and the amendments to the Central City West Specific Plan (Ordinance Nos. 167,944, 176,591, 179,420, 180,983), pursuant to section 11.5.7.F of the Municipal Code, subject to the attached conditions, as follows:

From Section 6.F.7 to permit a zero (0) foot side yard setback along Beaudry Avenue in lieu of the eight (8) foot setback required for 100% residential uses.

2. Approve Specific Plan Project Permit Compliance pursuant to the Central City West Specific Plan (Ordinance 167,944) and the amendments to the Central City West Specific Plan (Ordinance Nos. 167,944, 176,591, 179,420, 180,983) as follows:

A change of use from retail to six (6) live/work units consisting of live/work tenant improvement spaces in the ground floor within the previously approved allocation of 5,000 square foot for non-residential commercial uses stipulated in Director's Determination Case Number: DIR-2006-9578-SPPA.

The installation of two (2) new, additional walls signs (each comprised of two parts) to an existing building.

3. Adopt the Findings.
4. Adopt Categorical Exemption No. **ENV-2012-2131-CE**. The project is Categorically Exempt from environmental review pursuant to Article III, Section 1, and Class 11, Category 1 of the City of Los Angeles CEQA Guidelines.

Staff: Blake Lamb (213) 978-1167

4. 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, December 25, 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.