

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 22, 2013, 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): 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.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 – December 11, 2013

3. **ZA-2012-598-ZV-1A**

CEQA: ENV-2012-599-MND

Plan: Wilshire

Council District: 5 – Koretz

Expiration Date: 1-22-13 Ext.

Appeal Status: Not further
appealable

PUBLIC HEARING

Continued from November 27, 2012

LOCATION: 7458 W. BEVERLY BOULEVARD

REQUESTED ACTION:

An **appeal** of the Zoning Administrator's decision to **deny**, pursuant to the provisions of Section 12.17-B of the Los Angeles Municipal Code, of **Variances** from Sections 12.21-A,4(g) and 12.26-E,5 of the Code to permit 4 of the 7 required on-site parking spaces to be located over 750 feet from the use, and to be provided by lease in lieu of a recorded covenant, in conjunction with the continued operation of a 1,000 square-foot restaurant with a 415 square-foot patio in the C2-1VL Zone. Consideration of Mitigated Negative Declaration No. **ENV-2012-599-MND**.

Applicant: Mark Gold, Eva Restaurant
Steve Kaplan, Luna & Glushon

Appellant: Same

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. Sustain the determination of the Zoning Administrator to **deny** pursuant to the provisions of Section 12.17-B of the Los Angeles Municipal Code, of **Variances** from Sections 12.21-A,4(g) and 12.26-E,5 of the Code to permit 4 of the 7 required on-site parking spaces to be located over 750 feet from the use, and to be provided by lease in lieu of a recorded covenant, in conjunction with the continued operation of a 1,000 square-foot restaurant with a 415 square-foot patio in the C2-1VL Zone.
3. Adopt the findings of the Zoning Administrator.
4. Adopt Mitigated Negative Declaration No. **ENV-2012-599-MND**.

Staff: Maya Zaitzevsky (213) 978-1416

4. **ZA-2011-3280-ZV-1A**
CEQA: ENV-2011-3281-MND
Plan: Hollywood

Council District: 13 – Garcetti
Expiration Date: 2-16-13
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 1641-1645 N. CHEROKEE AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve**, pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a **Zone Variance** from Section 12.12.1-A of the Code to permit the operation of a 2,878 square-foot restaurant serving a full line of alcoholic beverages for on-site consumption and live entertainment as not otherwise permitted in the P-1 Zone; and consideration of Mitigated Negative Declaration No. **ENV-2011-3281-MND** as the environmental clearance for this action. Specifically, the appellant appeals the terms of Condition No. 2 (modified Site Plan), Condition No. 7 (hours of operation and prohibition of outdoor seating), Condition No. 16 (specifying the type of live entertainment permitted and restricting live entertainment to indoors only), and Condition No. 29 (requiring that alcohol sales to be incidental to food orders).

Applicant: Rick Selby, J & J Property Co.
Rep.: Michael Gonzales, Gonzales Law Group
Appellant: Same

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the action of the Zoning Administrator to **approve**, pursuant to the provisions of Section 12.27-B of the Los Angeles Municipal Code, a **Zone Variance** from Section 12.12.1-A of the Code to permit the operation of a 2,878 square-foot restaurant serving a full line of alcoholic beverages for on-site consumption and live entertainment as not otherwise permitted in the P-1 Zone.
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2011-3281-MND**.

Staff: Maya Zaitzevsky (213) 978-1416

5. **CPC-2011-2103-VZC-HD-ZAA**
CEQA: ENV-2011-2104-MND
Plan: Wilshire

Council District: 5 – Koretz
Expiration Date: 1-22-13
Appeal Status: Appealable to
City Council, ZC appealable by
applicant only (if denied)

PUBLIC HEARING – Completed on October 29, 2012

LOCATION: 316 – 324 N. LA CIENEGA BOULEVARD

PROPOSED PROJECT:

The proposed project is the construction of a 6-story, maximum 67-ft. in height, 46,230 square feet mixed-use building with 4,550 square feet of commercial space at the ground floor and 45 multi-family units above. The project involves 75 parking spaces in a garage that spans from the ground level to 3 levels subterranean. This project is located on three lots that total 15,410 square feet (0.35 acres). As proposed, the project would demolish the

existing four commercial structures on site that total 5,385 square feet as well as a 47.5-ft. tall, two sided billboard structure and any existing vegetation. The applicant seeks a Vesting Zone Change and Height District Change from C2-1VL-O to RAS4-1D-O, and Zoning Administrator Adjustments for a front yard setback (requesting 0-ft. in lieu of the required 5-ft.) and a side yard setback (requesting 0-ft. in lieu of the required 5-ft. at the south property line), minimum lot area per dwelling unit (requesting 45 units in lieu of the 44.75 units allowed by the 17,900 square feet on site), and maximum floor area (requesting a floor area adjustment for an increase of 2,400 square feet for a Floor Area Ratio of 3.16:1 in lieu of the allowable 3:1).

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt and Find the Mitigated Negative Declaration **ENV-2011-2104-MND** is adequate and no additional environmental clearance is necessary.
2. Pursuant to Section 12.32Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2 to RAS4 and a Height District Change from -1VL to -1D with a 67-foot "D" limitation in height.
3. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment for a front yard setback, requesting 0-feet in lieu of the required 5-feet as per Section 12.11.5 C1 of the LAMC.
4. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment for a side yard setback, requesting 0-feet in lieu of the required 5-feet at the south property line (alley side) as required per Section 12.11.5 C2 of the LAMC.
5. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment for minimum lot area per dwelling unit, requesting 45 units in lieu of the 44.75 units allowed by the 17,900 square feet on site as required per section 12.11.5 C4.
6. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator Adjustment for maximum floor area, requesting a floor area adjustment for an increase of 2,400 square feet for a Floor Area Ratio of 3.16:1 in lieu of the allowable 3:1 as required per Section 12.21.1 of the LAMC.

Applicant:

Solomon Aryeh, Beverly La Cienega, LLC
Representative: Joel Miller, PSOMAS

RECOMMENDED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration **ENV-2011-2104-MND** and associated Findings.
2. Approve and Recommend the City Council Adopt a Vesting Zone Change from the existing C2 zone to RAS4 zone, subject to the Conditions of Approval.
3. Deny a Height District Change from -1VL to -1D with a 67-foot "D" limitation in height.
4. Approve a Zoning Administrator Adjustment to allow a 0-foot front yard setback in lieu of the required 5-feet as per Section 12.11.5 C1 of the LAMC.
5. Approve a Zoning Administrator Adjustment to allow a 0-foot side yard setback in lieu of the required 5-feet at the south property line (alley side) as required per Section 12.11.5 C2 of the LAMC.
6. Deny a Zoning Administrator Adjustment for minimum lot area per dwelling unit, to allow 45 units in lieu of the 44.75 units allowed by the 17,900 square feet on site as required per section 12.11.5 C4.
7. Deny a Zoning Administrator Adjustment for maximum floor area, to allow a floor area adjustment for an increase of 2,400 square feet for a Floor Area Ratio of 3.16:1 in lieu of the allowable 3:1 as required per Section 12.21.1 of the LAMC.

Staff:

Blake Lamb (213) 978-1167

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, February 12, 2013** 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.