

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, December 11, 2012
200 North Spring Street
Room 1060, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT www.planning.lacity.org.

The meeting was called to order by Commission President Franklin Acevedo at 4:40 p.m.

Commissioners Present: Marsha Brown, Chanchanit Martorell, Daniel Suh

Commissioners Absent: Young Kim

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Senior City Planner Kevin Keller represented the Planning Department. He gave an update on the court action regarding the digital billboard case and spoke on citywide signage.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – November 27, 2012

Motion: To approve the Minutes of November 27, 2012.

Moved: Suh
Seconded: Brown
Abstained: Acevedo, Martorell
Absent: Kim

Vote: 4 - 0

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 Categorical 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

Motion: To approve the project as recommended by staff.

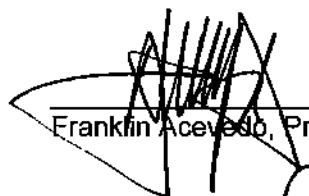
Moved: Acevedo
Seconded: Brown
Ayes: Martorell, Suh
Absent: Kim

Vote: 4 - 0

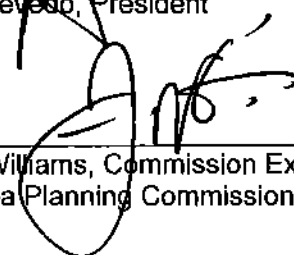
4. **PUBLIC COMMENT PERIOD**

No Speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 5:01 p.m.



Franklin Acevedo, President



James K. Williams, Commission Executive Assistant II
Central Area Planning Commission

Adopted on

1/22/13