

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 28, 2013, After 4:30 P.M.
CITY HALL, 10 FLOOR ROOM 1060
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, 4 and 5.

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.

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.

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 – May 14, 2013

3. **ZA-2012-2752-CUB-1A**

CEQA: ENV-2012-2753-MND

Plan: Hollywood

Council District: 13 – Garcetti

Expiration Date: 6-11-13

Appeal Status: Not further
appealable

PUBLIC HEARING

Appeal Withdrawn by letter dated May 17, 2013

LOCATION: 6600 W. SUNSET BOULEVARD

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to **approve**, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and service of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-2D-SN Zone; and the decision to adopt the recommendation of the lead agency by considering Mitigated Negative Declaration No. **ENV-2012-2753-MND** as the environmental clearance for this action.

Applicant: Sunset District, LLC
Rep.: Rachel Gerstein

Appellant: Herbert Lundberg

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and service of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-2D-SN Zone
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-2753-MND** as the environmental clearance for this action.

Staff: Jonathan Hershey (213) 978-1318

4. **ZA-2012-1885-F-1A**
CEQA: ENV-2012-1886-CE
Plan: Bel-Air – Beverly Crest

Council District: 4 – LaBonge
Expiration Date: 6-17-13
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 1401 N. LONDONBERRY PLACE

REQUESTED ACTION:

An **appeal** of the Zoning Administrator's decision to **approve** a Zoning Administrator's Determination to permit the construction, use and maintenance of an over-in-height fence within the front yard of a single-family dwelling to exceed the maximum height of 3-1/2 feet otherwise permitted by the Municipal Code. Consideration of Categorical Exemption No. **ENV-2012-1886-CE** as the environmental clearance for this action.

Applicant: Moshe Sarid
Appellant: Angela Roessel

RECOMMENDED ACTION:

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** a Zoning Administrator's Determination to permit the construction, use and maintenance of an over-in-height fence within the front yard of a single-family dwelling to exceed the maximum height of 3-1/2 feet otherwise permitted by the Municipal Code.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Categorical Exemption No. **ENV-2012-1886-CE** as the environmental clearance for this action.

Staff: Lourdes Green (213) 978-1318

5. **DIR-2008-3407-SPP-SPPA-DB-1A**
CEQA: ENV-2007-5887-EIR
Plan:

Council District: 1 – Reyes
Expiration Date: 6-16-13
Appeal Status: Not further
appealable

PUBLIC HEARING

LOCATION: 1102 W. 6th STREET

REQUESTED ACTION:

An **appeal** of the Director of Planning's **Conditional Approval** of a **Project Permit Compliance Review** pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC). Consideration of Environmental Impact Report No. **ENV 2007-5887-EIR** and Statement of Overriding Considerations.

Applicant: Clyde Holland, Bixel & Lucas Development Partners, LLC
Appellant: Same

RECOMMENDED ACTION:

1. **Approve the appeal in part and Deny the appeal in part.**
2. **Modify** in part the Determination of the Director of Planning in **approving a Project Permit Compliance Review** to not require a setback above 45 feet in height and to correct the number of restricted units to 27 dwelling units, or 5% of the new base construction.
3. **Sustain** the remainder of the Determination of the Director of Planning in **approving a Project Permit Compliance Review** to allow the construction of 648 residential dwelling units that includes 42 adaptive reuse units and 5% as restricted affordable units of the new construction.
4. **Adopt** the Findings.
5. **Find** that the previously adopted Environmental Impact Report No. **ENV-2007-5887-EIR** and Statement of Overriding Considerations adequately serve as environmental clearance for the project pursuant to the California Environmental Quality Act and Section 20182.19(c)(3) of the California Public Resources Code.

Staff: Gabriele Juarez (213) 978-1199

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, June 11, 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.