

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 24, 2014, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Daphne Brogdon, Commissioner
Jennifer Chung, Commissioner
Bricia Lopez, Commissioner
Samantha Millman, Commissioner
Vacant

Rhonda Ketay, Commission Executive Assistant I
(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. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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>.

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**

Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meetings – April 22 and June 10, 2014

3. **ZA 2013-3176-ZV-ZAA-1A and VTT-72528-SL-1A**

CEQA: ENV-2013-3175-MND

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 7/26/14

Appeal Status: Zone Variance further
appealable if approved to City Council

PUBLIC HEARING

LOCATION: 1922 North Carmen Avenue, 1923 North Gower Street

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to APPROVE, pursuant to the provisions of Los Angeles Municipal Code Section 12.27-B, a Zone Variance from Section 12.21-G,2 to permit zero common open space in lieu of the required 1,050 square feet in the R3-1XL Zone; APPROVE, pursuant to Los Angeles Municipal Code Section 12.28, **1)** an Adjustment from Section 12.10.C,2 to allow reduced side yards of 5 feet in lieu of the 6 feet required, **2)** an Adjustment from Section 12.10-C,1 to allow a reduced front yard of zero feet along Gower Street in lieu of the 15 feet required, **3)** an Adjustment from Section 12.10-C,1 to allow a reduced front yard of 7 feet along Carmen Avenue in lieu of the 15 feet required, **4)** an Adjustment from Section 12.21-C,2(a) to allow a reduced separation of buildings of zero in lieu of the 12 feet required, **5)** an Adjustment from Section 12.21-C,2(b) to allow a reduced passageway of 10 feet in lieu of the required 12 feet, **6)** an Adjustment from Section 12.21-A,19(c) to allow private recycling areas in lieu of the recycling areas otherwise required, and **7)** an Adjustment from Section 12.21.1.A.1 to allow a height increase of 19.7 percent (35 feet, 11 inches) in lieu of the allowable 30 feet;

AND an appeal of the Deputy Advisory Agency's decision, pursuant to the provisions of Los Angeles Municipal Code Section 17.15 and 12.22-C,27, to APPROVE a Vesting Tentative Tract Map No. 72528-SL for the construction of a maximum of six new single-family homes on an 8,630 net square-foot site in the R3-1XL Zone, and adopt the recommendation of the lead agency in adopting Mitigated Negative Declaration ENV 2013-3175-MND as the environmental clearance for this action.

APPLICANT: Frank Laurence, 1920 Carmen Avenue LLC

Representative: Jesse Reyes, Modative Incorporated

APPELLANT: David Moreno

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to APPROVE a Zone Variance from Section 12.21-G,2 to permit zero common open space in lieu of the required 1,050 square feet in the R3-1XL Zone; APPROVE **1)** an Adjustment from Section 12.10.C,2 to allow reduced side yards of 5 feet in lieu of the 6 feet required, **2)** an Adjustment from Section 12.10-C,1 to allow a reduced front yard of zero feet along Gower Street in lieu of the 15 feet required, **3)** an Adjustment from Section 12.10-C,1 to allow a reduced front yard of 7 feet along Carmen Avenue in lieu of the 15 feet required, **4)** an Adjustment from Section 12.21-C,2(a) to allow a reduced separation of buildings of zero in lieu of the 12 feet required, **5)** an Adjustment from Section 12.21-C,2(b) to allow a reduced passageway of 10 feet in lieu of the required 12 feet, **6)** an Adjustment from Section 12.21-A,19(c) to allow private recycling areas in lieu of the recycling areas otherwise required, and **7)** an Adjustment from Section 12.21.1.A.1 to allow a height increase of 19.7 percent (35 feet, 11 inches) in lieu of the allowable 30 feet; **AND sustain** the Deputy Advisory Agency's decision to APPROVE a Vesting Tentative Tract Map No. 72528-SL for the construction of a maximum of six new single-family homes on an 8,630 net square-foot site in the R3-1XL Zone.
3. **Adopt** the Findings.
4. **Adopt** Mitigated Negative Declaration ENV 2013-3175-MND as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1318

4. **ZA 2013-3158-CUB-CU-1A**
CEQA: ENV-2013-3159-CE

Plan: Wilshire
Council District: 10 - Wesson
Expiration Date: 7/5/14
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 326 South Western Avenue (318-326 South Western Avenue)

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to L.A.M.C. Section 12.24-W,1, to DENY a Conditional Use to permit the on-site sales and dispensing of beer only, in conjunction with a proposed karaoke establishment located in the C2-1 Zone; and the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,27, to DENY a Conditional Use to permit deviations from the Mini-Shopping Center/Commercial Corner Development maximum hours of operation from 7:00 a.m. to 11:00 p.m. in the C2-1 Zone; and the decision to NOT ADOPT the recommendation of the lead agency by adopting Categorical Exemption ENV-2013-3159-CE as the environmental clearance for this action.

APPLICANT: Hye Min Choi

APPELLANT: Hye Min Choi
Representative: Nathan Freeman, FMG

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** of the Zoning Administrator's decision to DENY a Conditional Use to permit the on-site sales and dispensing of beer only, in conjunction with a proposed karaoke establishment located in the C2-1 Zone; and the Zoning Administrator's decision to DENY a Conditional Use to permit deviations from the Mini-Shopping Center/Commercial Corner Development maximum hours of operation from 7:00 a.m. to 11:00 p.m. in the C2-1 Zone.
3. **Adopt** the Findings.
4. **Do not find** the Categorical Exemption ENV-2013-3159-CE as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1318

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, July 8, 2014** 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.