

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 8, 2003, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Beverly A. Ziegler, President
Mary Lou Dudas, Vice President
Allan Abshez, Commissioner
Steven Carmona, Commissioner
Young Kim, Commissioner

Sheldred Alexander, Commission Executive Assistant
(213) 978-1294 FAX (213) 978-1029

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 ITEMS: 3, 6 and 7

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 of 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 agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 N. Spring Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.cityofla.org/pln/index.htm>

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes for May 13, 2003

3. DIR 2003-0201(SPR)-A1, A2, A3, A4
CEQA: CRA Mitigated Negative Declaration
Plan: Central City

Council District: No. 9
Location: 601-619 South San Pedro Street
Expiration Date: 7-8-03
Appeal Status: Not further appealable

PUBLIC HEARING

FOUR APPEALS of Site Plan Review determination from the decision by the Director of Planning for the construction, use, and maintenance of a new approximately 90,000 square foot social services facility, in a three-story building over one level of subterranean parking for the Midnight Mission.

STAFF RECOMMENDS DENIAL OF APPEALS AND SUSTAIN THE DIRECTOR'S MAY 12, 2003
SITE PLAN REVIEW DETERMINATION

Haideh Aghassi (213) 978-1220

APPLICANT: Midnight Mission, Larry L. Adamson

APPELLANT: Toung Dac Ta (A1)

Dung Dai Ta & Phuong Thi Quach (A2)

Arsalan Gozini (A3)

Sixth & San Pedro Building Associates, Marshall M. Bennett (A4)

4. **APCC 2002-6952-(CU)(SPE)(SPP)**
CEQA: ENV 2002-6953 MND
Plan: Hollywood

Council District No. 4
Location: 1800 North Western Avenue.
Expiration Date: 7-8-03
Appeal Status: Appealable to Council

Public hearing completed on 5-23-03

CONDITIONAL USE - SPECIFIC PLAN EXCEPTION - PROJECT PERMIT COMPLIANCE

1. Pursuant to Section 12.24 of the Municipal Code, **Conditional Use** for the following:
 - a. Section 12.24 W 9 of the Municipal Code to permit a church in the R3-1 zone;
 - b. Section 12.24 W 37 of the Municipal Code to permit parking in the R3-1 zone;
2. Pursuant to Section 11.5.7.F of the Municipal Code, **Specific Plan Exceptions** from the following provisions of the Vermont/Western Transit Oriented District Specific Plan (Ordinance 173,749):
 - a. Section 7.A to permit three lots having total combined lot area of 31,188 square feet in lieu of no more than two lots for a total combined lot area of 15,000 square feet to be tied together to form a single building site, which is otherwise not permitted by the Specific Plan;
 - b. Section 7.D to permit a 42 foot building height for a portion of the building within in lieu of the project not exceeding a height that is within 15 feet of the height of the shortest existing building (approximately 15 feet) on any adjacent lot;
 - c. Sections 7.G.2 and 8.E.2 to permit 4 bicycle parking spaces in lieu of the minimum 11 required;
 - d. Section 7.I and 8.I to permit a building height of 66 feet within 15 feet of the front property line as required by the Guidelines V.6 in lieu of the maximum 30 foot height permitted;
 - e. Section 8.C.1 to permit a building height of 66 feet (as measured to the top of the cross) in lieu of maximum transitional height of 25 and 33 feet within 0 to 49 feet and 50 to 99 feet, respectively, from an abutting lot classified in Subarea A;
 - f. Section 8.H to permit a development with no Pedestrian Throughways for every 250 feet of street frontage of a project, which is otherwise required by the Specific Plan; and
3. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Vermont/Western Transit Oriented District Specific Plan;

For the proposed demolition of a single family dwelling and construction of a 16,000 square foot church and sanctuary with 340 fixed seats and accessory classrooms and offices, 2 stories (42 feet high, with a steeple and cross 66 feet high), with 59 surface parking spaces. Sunday school classes will be offered for 95 students with ages ranging from infant to adult.

STAFF RECOMMENDS APPROVAL OF CONDITIONAL USES; APPROVAL OF SPECIFIC PLAN EXCEPTIONS, SUBJECT TO CONDITIONS; APPROVAL OF PROJECT PERMIT COMPLIANCE; AND DISAPPROVAL OF SPECIFIC PLAN EXCEPTIONS, SUBJECT TO CONDITIONS

Lynda Smith (213) 978-1170

APPLICANT: Los Feliz United Methodist Church

5. **APCC 2003-2145-ZV-SPE-SPP-SPR**

CEQA: ENV 2003-2146-MND

Plan: Hollywood

Council District No. 13

Location: 1516 North Western Avenue

Expiration Date: 7-8-03

Appeal Status: Appealable to Council

Public hearing completed on 5-30-03

**ZONE VARIANCE - SPECIFIC PLAN EXCEPTION - PROJECT PERMIT COMPLIANCE -
SITE PLAN REVIEW**

1. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following provisions of the Municipal Code:
 - a. Section 12.11 A to permit 5 parking spaces for commercial use to be located in the [Q]R4-2 zoned portion of the site;
 - b. Section 12.11 C 2 to allow a side yard of 5 feet in lieu of the minimum 7 feet required in the [Q]R4-2 zoned portion of the site;
 - c. Section 12.11 C 3 to allow a rear yard of 5 feet in lieu of the minimum 17 feet required in the [Q]R4-2 zoned portion of the site;
 - d. Section 12.21 A 16(e) to allow bicycle parking spaces to be located farther than the distance from the main entrance of the building to the nearest off-street automobile parking space;
 - e. Section 12.21 A 16(f) & (g) to reduce the required separation between bicycle and automobile parking spaces to 4 feet in lieu of the minimum 5 feet required;
 - f. Section 12.21 G 2(a)(3) to allow 15 percent of the residential common open space area to be landscaped in lieu of the minimum 25 percent required;
 - g. Condition No. 2.a. of Ordinance No. 165,668 to allow a density of 1 unit for every 777 square feet of lot area in the [Q]R4-2 zoned portion of the site in lieu of the maximum 1 unit for every 800 square feet of lot area;
 - h. Condition No. 2.b of Ordinance No. 165,668 to allow a building height of 65 feet in lieu of a maximum 45 feet required in the [Q]R4-2 zoned portion of the site;
2. Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the following provisions of the Vermont/Western Transit Oriented District Specific Plan (Ordinance 173,749):
 - a. Section 9 A 3 to permit horizontal facade relief every 25 to 32 feet in lieu of the Mixed Use development standards of Section 13.09 F3 of the Municipal Code and the Pedestrian Oriented District development standards of Section 13.07 E of the Code;
 - b. Section 7.D to permit a 65 foot building height in lieu of the project not exceeding a height which is more than 15 feet above the height of the shortest existing building on any adjacent lot;
 - c. Section 9.C.1 to permit a building height of 65 feet in lieu of maximum transitional height of 25, 33 and 61 feet within 0 to 49 feet, 50 to 99 feet, and 100 to 200 feet, respectively, from an abutting lot classified in Subarea A ([Q]R4-2 zoned portion of the site);
 - d. Section 7.E to permit a portion of building within Subarea A to not face a public street which is otherwise required by the specific plan;
 - e. Section 7.F to permit a roof deck with 100 percent of the required open space located above grade level which is otherwise not permitted by the specific plan;
 - f. Section 9.D to permit a roof deck within 20 feet of the roof perimeter in lieu of the minimum required 20 foot setback from the perimeter;
 - g. Section 7.G.1(a) to permit 60 parking spaces for residential uses in lieu of the minimum 80 parking spaces required;

- h. Section 9.E.1(a) to permit 36 commercial parking spaces in lieu of the maximum 28 parking spaces permitted;
- i. Sections 7.G.2 and 9.E.2 to permit 24 bicycle parking spaces in lieu of the minimum 39 bicycle parking spaces;
- j. Pursuant to Sections 7.I and 9.I, relief from the Vermont/Western Design Guidelines for the following:
 - (1) Section V.4 to permit surface parking located in front of the development which is otherwise not permitted;
 - (2) Section V.6 to permit a building height of 65 feet within the first 15 feet of the front property line in lieu of the maximum 30 feet permitted and a second floor setback of 5 feet in lieu of the minimum 10 feet required;
 - (3) Section V.6 to permit display cases in the storefront in lieu of the required transparent building elements for at least 50 percent of the ground floor facade for the front and side elevations;
 - (4) Section V.6 to permit a variable horizontal facade relief every 25 to 32-feet in lieu of the every 20 feet of horizontal surface variation required;
 - (5) Section V.13 to permit climbing vines along the north wall face of the structure in lieu of providing a landscape buffer in front of the decorative perimeter wall which abuts residential uses;
 - (6) Section V.14 to permit a surface parking area with 6 percent landscaping in lieu of the minimum 10 percent required;
- 3. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Vermont/Western Transit Oriented District Specific Plan; and
- 4. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units;

For demolition of all existing structures and construction of **mixed use development** composed of 14,000 square feet of commercial space and 56 affordable multiple family residential units, 5-stories (65 feet high), having 36 retail parking spaces, and 60 residential parking spaces, for a total of 96 parking spaces to be provided with a combination of surface and garage parking spaces. Note: A parcel map exemption to adjust the existing lot lines to permit (4) vertical lots is being processed concurrently and will be subject of a separate hearing with the Advisory Agency (AA-2002-7643-PMEX).

STAFF RECOMMENDS APPROVAL OF ZONE VARIANCE, SUBJECT TO CONDITIONS; APPROVAL OF SPECIFIC PLAN EXCEPTION, SUBJECT TO CONDITIONS; APPROVAL OF PROJECT PERMIT COMPLIANCE, SUBJECT TO CONDITIONS; APPROVAL OF SITE PLAN REVIEW; AND DENIAL OF SPECIFIC PLAN EXCEPTION FROM SECTION 9.D PERMITTING A ROOF DECK WITHIN A 20 FOOT SETBACK

Jim Tokunaga (213) 978-1174

APPLICANT: Jason Barios, Hollywood Community Housing Corporation

6. **ZA 2003-1205(CU)-A1**
CEQA: ENV-2003-1206-MND
Plan: Wilshire

Council District: No. 5
Location: 145 North LaBrea Avenue
Expiration Date: 8-23-03
Appeal Status: Not further appealable;

PUBLIC HEARING

AN APPEAL of conditions, elements or parts of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-W,27 of a conditional use to permit a Mini-Shopping Center without the required 5-foot landscaped setback along the street frontage [Section 12.22-A,23(a)(6)(iii)]or trees every 20 feet along the street frontage [Section 12.22-A,23(a)(6)(v)], and to permit tandem parking in lieu of the prohibition of same [Section 12.22-A,23(a)(2)(i).

STAFF RECOMMENDS DENIAL OF THE APPEAL

D. Green (213) 978-1304

APPLICANT: Manochehr Nazarian
APPELLANT: Detroit Street Association

7. **ZA 1999-0051 (CUB)(CUZ)(ZV)(SPR)(PA2)-A1**
CEQA: ENV 2002-6235-CE
Plan: Wilshire

Council District: 10
Location: 3525 West 8th Street
Expiration Date: 7-19-03
Appeal Status: CUB, CUZ, SPR Not further
appealable;
ZV further appealable if granted

PUBLIC HEARING

AN APPEAL from conditions, elements, or parts of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-M, of plans for a fast-food restaurant use in two units on the second floor of an existing two-story with basement commercial building in the (T)(Q)C2-1 Zone, and pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, approval of a variance from "Q" Qualified Condition No. "B-a" of Ordinance No. 172,882 to permit a fast-food restaurant use in the two units.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Robert Janovici (213) 978-1318

APPLICANT: Jerry Yang/Eight Oxfords Property Management, Inc.
APPELLANT: Bong Il Son

8. 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 22, 2003,
at 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) 978-1294.