

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 12, 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 ITEM:

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, in accordance with 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.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

3. **APCC 2002-5787(SPE)(SPP)**

CEQA: ENV 2002-5786 MND

Plan: Hollywood

Council District No. 13

Location: 1600 North Western Avenue

Expiration Date: 8-12-03

Appeal Status: Appealable to Council

Public hearing completed on 6-27-03

SPECIFIC PLAN EXCEPTION - PROJECT PERMIT COMPLIANCE

1. Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from the Vermont/Western Transit Oriented District Specific Plan (Ordinance No. 173,749) for the following:
 - a. Section 9.C.1 to permit a building height of approximately 58 feet, in lieu of a maximum transitional height of 25 and 33 feet within 0 to 49 feet and 50 to 99 feet, respectively, from a lot located within Subarea A;
 - b. Section 9.D.1 to permit 100 percent of the open space to be above grade in lieu of up to a maximum of 75 percent;
 - c. Section 9.D.2 to permit the useable portion of the roof deck open space to extend within 6 feet of the perimeter of the roof in lieu of the required 20 feet from the perimeter;
 - d. Section 9.E.1 (a), (b) and (c) to permit 67 residential tenant parking spaces in lieu of the minimum 108 required;
 - e. Section 9.I to permit windows to directly face the apartment building adjoining the property to the east, which is otherwise not permitted by Section V.18 of the Specific Plan Development Standards and Design Guidelines; and
2. 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 construction of a 5-story mixed use residential/commercial development consisting of 67 affordable residential units and 1,200 square feet of ground floor commercial retail space for a total floor area of 53,570 square feet. A total of 96 parking spaces will be provided, including 70 residential tenant parking spaces, 3 for the commercial retail uses, and 23 additional retail parking spaces.

STAFF RECOMMENDS DENIAL OF SPECIFIC PLAN EXCEPTION AS REQUESTED; APPROVAL OF SPECIFIC PLAN EXCEPTIONS FROM SECTIONS 9.C.1, 9.D.1, 9.E.1, AND 9.I, SUBJECT TO CONDITIONS; AND APPROVAL OF PROJECT PERMIT COMPLIANCE

Jim Tokunaga (213) 978-1174

APPLICANT: Walnut Tree Village Partners, LP

4. 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, August 26, 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.