

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 27, 2015, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President
Daphne Brogdon, Vice President
Jennifer Chung Kim, Commissioner
Bricia Lopez, Commissioner
Christina Oh, Commissioner

Randa Hanna, 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 532, Los Angeles, CA 90012, 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**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – October 13, 2015

3. **TT-71983-CN-1A**

CEQA: ENV-2014-2723-MND

Plan: Wilshire

Council District: 5 - Koretz

Expiration Date: 10/27/15 Ext.

Appeal Status: Further appealable to
City Council

PUBLIC HEARING

LOCATION: 907- 909 South Shenandoah Street

PROPOSED PROJECT:

A tentative tract map for a 4-story, 6-unit residential condominium with 15 subterranean parking spaces on a 6,408 square-foot site in the Wilshire Community Plan Area zoned [Q] R3-1-O. Previously existing apartment building has already been demolished.

REQUESTED ACTION:

Appeal from the entire decision by the Deputy Advisory Agency in approving, pursuant to Los Angeles Municipal Code (LAMC) Section 17.03, a Tentative Tract Map for a one lot subdivision for a maximum of six (6) units residential condominium in the Wilshire Community Plan.

APPLICANT: Danny Rabanian

APPELLANT: Neill Brower
Jeffer Mangels Butler & Mitchell LLP

RECOMMENDED ACTION:

1. **Deny** the appeal on TT-71983-CN.
2. **Adopt** Mitigated Negative Declaration ENV-2014-2723-MND.
3. **Sustain** the action of the Deputy Advisory Agency in approving TT-71983-CN.
4. **Adopt** the Findings of the Deputy Advisory Agency.

Staff: Jose Carlos Romero-Navarro (213) 978-1348

4. **VTT-71756-SL-1A**
CEQA: ENV-2014-2573-MND

Plan: Hollywood
Council District: 4 - Ryu
Expiration Date: 10/27/15
Appeal Status: Appealable to
City Council

PUBLIC HEARING HELD ON FEBRUARY 18, 2015

LOCATION: 2901-2905 West Waverly Drive

PROPOSED PROJECT:

The proposed project involves a Small Lot Subdivision for the development of nine (9) small lot homes.

REQUESTED ACTION:

Pursuant to Los Angeles Municipal Code Section 17.06, an **appeal** of the entire decision of the Advisory Agency's approval of Vesting Tentative Tract Map No. 71756 for a maximum of nine (9) small lots and the construction, use, and maintenance of nine (9) small lot homes and to approve an Adjustment from Section 12.21.1-A,1 of the Code to permit building heights of 34 feet (34'), in lieu of the otherwise permitted 30 feet.

APPLICANT: 2901 Waverly, LLC., c/o Serko Khatchadourian
Representative: Joseph Bernstein, Rosenhiem & Associates, Inc.

APPELLANT: Doug Tornquist, Waverly Drive Neighbors Coalition

RECOMMENDED ACTION:

1. **Deny** the appeal and **sustain** the decision of the Deputy Advisory Agency for the subdivision of a maximum of nine (9) small lots and the construction, use, and maintenance of nine (9) small lot homes, pursuant to the provisions of Los Angeles Municipal Code Sections 17.15 and 12.22-C,27.
2. **Deny** the appeal and **sustain** the decision of the Deputy Advisory Agency for an Adjustment from Section 12.21.1-A,1 of the Code to permit building heights of 34 feet (34'), in lieu of the otherwise permitted 30 feet pursuant to the provisions of Los Angeles Municipal Code Sections 17.03-A.
3. **Adopt** Mitigated Negative Declaration No. ENV-2014-2573-MND pursuant to CEQA Guidelines, Section 15074.
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Oliver Netburn (213) 978-1382

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, November 10, 2015** 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.