

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 24, 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

Renee Glasco, 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: 3.

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

Approval of the Minutes: October 27, 2015

Approval of the Corrected Minutes for September 8, 2015

3. **APCC-2015-795-BL-ZAA-CLQ**

CEQA: ENV-2015-796-MND

Related Case: CPC-2009-944-GPA-ZC-HD

Community Area: Hollywood

Council District: 4 - Ryu

Expiration Date: 12/27/2015

Appeal Status: Building Line Removal is appealable only by the applicant to City Council if disapproved in whole or in part. Zoning Administrator's Adjustment and "Q" Clarification are appealable to the City Council by any party

PUBLIC HEARING HELD ON SEPTEMBER 2, 2015

LOCATION: 1352 - 1356 North Fairfax Avenue

PROPOSED PROJECT

The project involves the demolition of two (2) single-family dwellings and the construction, use and maintenance of eight (8) small lot homes. The units would range between approximately 1,400 square feet to 1,800 square feet. Lot 1 would have a maximum height of 35 feet to the top of the parapet and guardrails, and Lots 2 through 8 would have a maximum height of 33 feet, 6 inches to the top of the parapet and guardrails. Each unit would provide two parking spaces.

REQUESTED ACTION

- 1 Pursuant to Section 12.32-R of the Los Angeles Municipal Code, a Building Line Removal to remove a 15-foot Building Line established by Ordinance No. 133,548;
- 2 Pursuant to Section 12.28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit a maximum building height of 35 feet for Lot 1 and 33 feet, 6 inches for all other lots in lieu of the maximum permitted 30 feet;
- 3 Pursuant to Section 12.32-H of the Los Angeles Municipal Code, a Clarification of the Q Classification to clarify conditions relating to Site Plan, parking, height and perimeter walls (Conditions No. 2, 3, 4 and 18) of Ordinance No. 181,586; and,
- 4 Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2015-796-MND) and Mitigation Monitoring Program for the subject use.

APPLICANT: Daniel Farasat, Sunset Fountain Partners, LLC
Representative: Kamran Kazemi, Tala & Associates

RECOMMENDED ACTION:

- 1) **Approve and recommend that the City Council adopt the Building Line Removal** to remove a 15-foot Building Line established by Ordinance No. 133,548;
- 2) **Approve** a Zoning Administrator's Adjustment to permit a maximum building height of 35 feet for Lot 1 and 33 feet, 6 inches for all other lots in lieu of the maximum permitted 30 feet;
- 3) **Approve** a Clarification of the Q Classification to clarify conditions relating to Site Plan, parking, height and perimeter walls (Conditions No. 2, 3, 4 and 18) of Ordinance No. 181,586;
- 4) **Adopt** the findings;
- 5) **Adopt** the Mitigated Negative Declaration No. ENV-2015-796-MND;
- 6) **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-796-MND;
- 7) **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; and,
- 8) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, 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

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, December 8, 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.