

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JUNE 28, 2016 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, Commission President
Daphne Brogdon, Commission Vice President
Jennifer Chung-Kim, Commissioner
Christina Oh, Commissioner
Vacant, 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(S): 4, 5, 6, 7, and 8

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 online at <http://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. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – May 24, 2016

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **ZA-2015-3269-CUB-1A**

CEQA: ENV-2015-3270-MND

Community Plan: Hollywood

Council District No.: 5 - Koretz

Expiration: June 28, 2016

Appeal Status: Not Further Appealable

PUBLIC HEARING: CONTINUED FROM MAY 24, 2016

LOCATION: 7500 West Melrose Avenue

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to approve a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a pharmacy/drugstore in the C4-1XL-O Zone, and the decision to adopt the action of the Lead Agency in issuing the Mitigated Negative Declaration ENV-2015-3270-MND as the environmental clearance for the above referenced project.

APPLICANT: Dotty Hardinger, CVS Caremark c/o Boos Development West, LLC
Representative: Margaret Taylor, Apex LA

APPELLANT #1: Paulette R Caswell, Ph.D.
Representative: Patrick W Seamans, M.Arch., Ph.D., INDIVIDUAL, Mid-City West Community Council Board of Directors, Planning and Land Use Committee

APPELLANT #2: Michael DeNitto, CVS Caremark c/o Boos Development West, LLC
Representative: Margaret Taylor, Apex LA (Appeal in Part)

Recommended Action

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the actions of the Zoning Administrator's decision's to approve a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a pharmacy/drugstore in the C4-1XL-O Zone.
4. **Adopt** the action of the Lead Agency in issuing the Mitigated Negative Declaration for the above referenced project.

Zoning Administrator: Rocky Wiles (213) 202-5464

5. **ZA-2015-1231-ELD-1A**
CEQA: ENV-2015-1232-MND
Community Plan: Wilshire
Council District No.: 5 – Koretz

Expiration Date: June 28, 2016
Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 8467-8469 West 4th Street

Requested Action:

An appeal of the Zoning Administrator's decision to deny, pursuant to Section 14.3.1 of the Los Angeles Municipal Code, the Zoning Administrator's Determination for the construction, use and maintenance of a new Eldercare Facility in the R2-1 Zone; adopt the Mitigated Negative Declaration (MND) and adopt the Mitigation Monitoring Program for **ENV-2015-1232-MND**.

APPLICANT: Moti Michael Ganburd, Paya's Paradise, Inc.
Representative: Robert Chernov, Land Use Specialist, Inc

APPELLANT: Same

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the actions of the Zoning Administrator's decisions to deny the construction, use and maintenance of a new Eldercare Facility in the R2-1 Zone.
4. **Adopt** the Mitigated Negative Declaration (MND) and **Adopt** the Mitigation Monitoring Program for **ENV-2015-1232-MND**.

Associate Zoning Administrator: Fernando Tovar

6. [AA-2015-4510-PMLA-SL-1A](#)
CEQA: ENV-2015-4511-MND
Community Plan: Wilshire
Council District No.: 10 - Wesson

Expiration Date: June 28, 2016
Appeal Status: Not Further
Appealable

PUBLIC HEARING:

LOCATION: 6100 West Horner Street

Proposed Project:

The subdivision of one lot into four (4) small lots for the construction, use, and maintenance of four (4) small lot homes, each containing a two-car garage for a total of eight parking spaces. The existing duplex will be demolished as part of the project.

Requested Action:

An appeal of the entire Deputy Advisory Agency's to approve, pursuant to the Los Angeles Municipal Code 17.54, the Parcel Map No. AA-2015-4510-PMLA-SL for a maximum of four (4) small lots and the construction, use, and maintenance of four (4) small lot homes, and adopt the Mitigated Negative Declaration No. ENV-2015-4511-MND and Mitigation Monitoring Program.

APPLICANT: Darry White, STI CA1, LI
Representative: David Berneman, Golden Investments

APPELLANT: Brian Tang

Recommended Action:

1. **Adopt** the Findings of the Deputy Advisory Agency.
2. **Deny** the appeal.
3. **Sustain** the decision of the Deputy Advisory Agency to approve the Parcel Map No. AA-2015-4510-PMLA-SL for a maximum of four (4) small lots and the construction, use, and maintenance of four (4) small lot homes.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2015-4511-MND** and Mitigation Monitoring Program.
5. **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.
6. **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.

City Planner: Heather Bleemers

7. **DIR-2015-3031-BSA-1A**

CEQA: N/A

Community Plan: Hollywood

Council District No.: 4 - Ryu

Expiration Date: June 28, 2016

Appeal Status: Not Further
Appealable

PUBLIC HEARING

LOCATION: 1410 N. Tanager Way

Requested Action:

An appeal of the Director of City Planning's Determination that the Department of Building and Safety erred, in part, in issuing building permits (Permits: 14010-30000-03562; 14020-30000-02880; 14030-30000-06992; 15020-30000-00272) for the subject property.

APPLICANT: Tanager NK, LLC

APPELLANT #1: Tanager NK, LLC

Representative: Daniel Freedom at Jeffer Mangels Butler & Mitchell LLP

APPELLANT #2: James Samatas and Guy Whitten

Representative: Jack H. Rubens, Esq., Sheppard, Mullin, Richter & Hampton LLP

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the Appeal.
3. **Sustain** the decision of the Director of City Planning's Determination that the Department of Building and Safety erred, in part, in issuing building permits (Permits: 14010-30000-03562; 14020-30000-02880; 14030-30000-06992; 15020-30000-00272) for the subject property.

Associate Zoning Administrator: Jack Chiang

8. **APCC-2015-1040-SPE-SPP**

CEQA: ENV-2015-1041-MND

Community Plan: Westlake

Council District No.: 1 – Cedillo

Expiration Date: June 28, 2016

Appeal Status: Specific Plan &
Project Permit Compliance
Further Appealable

PUBLIC HEARING

LOCATION: 1345 – 1349 West 1st Street

(Legal Description – Joseph Bayer First and Lakeshore Boulevard Tract Lots FRI-FR-9)

Proposed Project:

The proposed development on the project site would involve the construction of a seven story, 77.5 foot in height Mixed Use Building containing 102 residential dwelling units and 3,451 square feet of ground floor commercial uses. Significant portions of the existing Bob Baker Marionette Theater Cultural Monument (HCM No. 958) will be integrated and repurposed as part of the project.

Requested Action:

1. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception from Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan to allow a variable front yard setback (from two feet to 26 feet, an average of 14 feet) along the 1st Street and Glendale Boulevard frontage, instead of the 15 feet required for the first story of a building used in whole or in part for residential purposes.
2. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception from Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan to allow a zero foot front yard setback along the 1st Street and Glendale Boulevard frontage for the second floor residential parking garage, instead of the 15-feet required for the first story of a building used in whole or in part for residential purposes.
3. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception from (Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan) to allow a zero foot rear yard setback along the alley for the second floor residential parking garage, instead of the 15 feet required for the first story of a building used in whole or in part for residential purposes.
4. Pursuant to Los Angeles Municipal Code Section 11.5.7 C, a Specific Plan Project Permit to permit the construction of a seven story, 77.5 foot in height Mixed Use Building, containing 102 residential dwelling units and 3,451 square feet of ground floor commercial uses.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consider the Mitigated Negative Declaration (ENV-2014-1041-MND) and Mitigation Monitoring Program for the subject project.

APPLICANT: Stephen M. Albert, The Albert Group

Recommended Action:

1. **Approve** a Specific Plan Exception from Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan to allow a variable front yard setback (from two feet to 26 feet, an average of 14 feet) along the 1st Street and Glendale Boulevard frontage, instead of the 15 feet required for the first story of a building used in whole or in part for residential purposes.
2. **Approve** a Specific Plan Exception from Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan to allow a zero foot front yard setback along the 1st Street and Glendale Boulevard frontage for the second floor residential parking garage, instead of the 15-feet required for the first story of a building used in whole or in part for residential purposes.
3. **Approve** a Specific Plan Exception from Section 6 (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan to allow a zero foot rear yard setback along the alley for the second floor residential parking garage, instead of the 15 feet required for the first story of a building used in whole or in part for residential purposes.

4. **Approve** a Specific Plan Project Permit to permit the construction of a seven story, 77.5 foot in height Mixed Use Building containing 102 residential dwelling units and 3,451 square feet of ground floor commercial.
5. **Adopt** the Mitigated Negative Declaration (ENV-2014-1041-MND) and the Mitigation Monitoring Program for the subject project

City Planner: Greg Shoop

9. PUBLIC COMMENT PERIOD

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next regular meeting of the Central Area Planning Commission
will be held at **4:30 p.m. on Tuesday, July 12, 2016** 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at <mailto:APCCentral@lacity.org>.