

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 14, 2006, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Young Kim, President
Nancy Whang, Vice President
Franklin Acevedo, Commissioner
Renee Anderson, Commissioner
Chanchanit Martorell, Commissioner

Lourdes Sanchez, Commission Executive Assistant
(213) 978-1298 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 Nos. 3, 4, 5, 6, 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, 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. ZA 2003-6244-CUB-CUX-1A
CEQA: ENV- 2003-6245-MND
Plan: Westlake

Council District No.: 1
Location: 333 South Boylston Street
Expiration Date: 01/24/06
Appeal Status: Not further appealable.

Continued from 12/13/05 and 01/24/06

PUBLIC HEARING

AN APPEAL, from certain conditions of the Zoning Administrator's approvals, pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 18, of a Conditional Use authorizing: **1)** the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and **2)** public dancing in conjunction with an existing 30,896 square-foot restaurant and nightclub. The conditions specifically appealed were: Condition No. 9.b. that limits the occupancy to a maximum of 1,100 persons; Condition No. 10.c.1. that requires a 1:00 a.m. closing time Sunday through Thursday; and Condition Nos. 19.d. & e. that require respectively: a minimum of 25 State-licensed security officers on duty at all times the premises are open on Thursday, Friday, Saturday and Sunday; and a minimum of 25 uniformed, state-licensed security guards on the property from 6:00 p.m. to one-half hour past closing on all days the facility is open for business.

STAFF RECOMMENDS TO DENY THE APPEAL.
R. Nicolas Brown (213) 978-1314

APPLICANT: Anthony Fung; Representative: King R. Woods

APPELLANT: Same

4. [ZA 2005-4073-CUB-1A](#) Council District No.: 10
CEQA: ENV-2004-5285-MND Location: 3855 W. Wilshire Boulevard
PLAN: Wilshire Expiration Date: 03/02/06
Appeal Status: CUB not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1 of a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, conjunction with the proposed addition of eight karaoke rooms to the mezzanine level of an existing 5,430 square-foot restaurant.

STAFF RECOMMENDS TO DENY THE APPEAL.
Anik Charron, (213) 978-1307

APPLICANT: Suh Seung Heiu; Representative: King R. Woods

APPELLANT: Jun Suk Lee

5. **ZA 2005-4047-ZV-1A**
CEQA: ENV- 2005-3501-MND
Plan: Hollywood
Council District No.: 13
Location: 5420 Harold Way
Expiration Date: 02/28/06
Appeal Status: ZV further appealable if granted.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Zone Variance from Ordinance No. 165, 668 to permit construction, use and maintenance of 18 dwelling units in lieu of the 11 units permitted pursuant to [Q] Qualified Condition No. 2 that limits density to a maximum of one dwelling unit for each 800 square feet of lot.

(**Note:** The appeal of the subdivision tract map approval on this same property pursuant to Case No. TT62786-1A is not a part of this subject ZA 2005-4047-ZV-1A appeal.)

STAFF RECOMMENDS TO DENY THE APPEAL.
Gary Booher, (213) 978-1308

APPLICANT: Jason Tolleson

APPELLANT: Doug Haines; Representative: Robert Silverstein

6. **TT 62786-1A** Council District No.: 13
CEQA: ENV 2005-3501-MND Location: 5420 Harold Way
Plan: Hollywood Expiration Date: 02/25/06
Appeal Status: Further appealable to City Council.

PUBLIC HEARING

AN APPEAL, from the Deputy Advisory Agency's entire approval of TT 62786 to permit the construction, use and maintenance of an 18-unit, 50-foot high residential condominium building with 29 parking spaces on a 9,507 net square foot site in the [Q]R4-2 zone.

STAFF RECOMMENDS DENY THE APPEAL.
Theodore Irving (213) 978-1366

APPLICANT: 5430 Harold Way, LLC

APPELLANT: Dough Haines, La Mirada Avenue Neighborhood Association of Hollywood

NOTE: *The Central Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.*

7. **TT 63353-1A** Council District No.: 10
CEQA: ENV 2005-6436-MND Location: 900 S. Hobart Boulevard
Plan: Wilshire Expiration Date: 02/24/06
Appeal Status: Further appealable to City Council.

PUBLIC HEARING

AN APPEAL, of the entire Deputy Advisory Agency's decision approving Tentative Tract No. 63353 to permit a one-lot subdivision for the conversion of an existing 11-unit apartment building into condominium units. The building has 22 parking spaces, the site is 10, 227 net square-feet, in the R4-2 Zone.

STAFF RECOMMENDS DENY THE APPEAL.
Phyllis A. Parker (213) 978-1445

APPLICANT: Cal Avenue Properties, LLC

APPELLANT: Korea-Town Tenants United and Korea-Town Community Association
Representative: Kwazi Nkurmah

NOTE: *The Central Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.*

8. PUBLIC COMMENT

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, February 28, 2006,
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) 978-1298.