

OFFICIAL
CITY OF LOS ANGELES
Central Area Planning Commission Minutes
February 14, 2006
4:30 p.m.
Room 1060, 10th Floor, City Hall
200 North Spring Street, Los Angeles, CA 90012

MINUTES OF THE CENTRAL AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1256.

The meeting was called to order by the Commission President, Young Kim at 4:37 p.m.
Commissioners present: Franklin Acevedo, Renee Anderson, Chanchanit Martorell, Nancy Whang

1. DEPARTMENTAL REPORT

Principal Planner Dave Gay informed the commissioners on the Industrial Study currently taking place for Downtown Los Angeles, Hollywood and West Los Angeles.

2. COMMISSION BUSINESS

A. Advance Calendar.

B. Commission Requests

Discussion:

Request made by Chair to take Items 5 and 6 out of order.

**Commissioner Acevedo moved to take Items 5 and 6 first; seconded by Commissioner Anderson.
Motion approved by consent.**

5. **ZA-2005-4047-ZV-1A** (heard
together with Item No. 6
CEQA: ENV-2005-3501-MND
Plan: Hollywood

Council District: 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. TT 62786-1A is not a part of this subject ZA 2005-4047-ZV-1A appeal.)

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

APPLICANT: Jason Tolleson
APPELLANT: Dough Haines; Representative: Robert Silverstein

6. **TT-62786-1A** (heard together
with Item No. 5
CEQA: ENV-2005-3501-MND
Plan: Hollywood
Council District: 13
Location: 5420 Harold Way
Expiration Date: 02-25-06
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 [Q]R4-2 Zone.

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

APPLICANT: 5430 Harold Way, LLC
APPELLANT: Doug Haines, La Mirada Avenue Neighborhood Association of Hollywood

DISCUSSION:

Zoning Administrator gave an overview of the proposed project for the ZA portion of the case.

Expediting staff gave an overview of the proposed project for the Tentative Tract portion of the case.

Appellant's representative gave an overview of the appeal issues, submitted pictures for the record and, answered questions of the Central Area Planning Commission.

Applicant's representative gave an overview of the project, mentioned all attendees in support and answered questions of the Central Area Planning Commission.

The Chair took speakers under public comment. Three speakers in support of the appeal and two with general comment and/or modifications gave comments.

Zoning Administrator made a clarification on page 25, Finding No. 5 strike out "footnote on" and "However".

Chair closed the public hearing.

The Central Area Planning Commission took the following action for Item No. 5 - Case No. ZA 2005-4047-ZV-1A.

**Commissioner Acevedo moved to deny the appeal, seconded by Chair
Motion did not carry.**

Vote: 2-2 (Noes: Anderson and Whang). Commissioner Martorell not present.

Applicant and appellant answered further questions of the Central Area Planning Commission.

Chair moved to grant appeal, seconded by Commissioner Whang

Vote: 3 – 1 (Acevedo) Commissioner Martorell not present.

The Central Area Planning Commission took the following action for Item No. 6 - Case No. TT 62786-1A.

Chair moved to deny the appeal and modify conditions to correlate with Case No. ZA 2005-4047-ZV-1A, seconded by Commissioner Anderson.

Vote: 4 – 0. (Commissioner Martorell not present)

3. **ZA-2003-6244-CUB-CUX-1A**
CEQA: ENV-2003-6245-MND
Plan: Westlake

Council District: 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

DISCUSSION:

Staff gave an overview of the proposed project and answered questions of the Central Area Planning Commission.

Appellant/Applicant gave an overview of the proposed project and the new conditions submitted February 14, 2006 and, answered questions of the Central Area Planning Commission.

Chair opened the public hearing.

Representative of CD1 submitted a letter in support of granting the appeal in part with new conditions submitted by applicant's representative dated February 14, 2006.

There were no speakers under public comment.

Chair closed the public hearing.

The Central Area Planning Commission took the following action:

Commissioner Anderson moved to grant the appeal in part with revised conditions submitted by applicant, dated February 14, 2006. Commissioner Acevedo second the motion.

Vote: 5-0

4. **ZA-2005-4073-CUB-1A**
CEQA: ENV-2004-5285-MND
Plan: Westlake

Council District: 10
Location: 3855 West Wilshire Boulevard
Expiration Date: 03/02/06
Appeal Status: 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

DISCUSSION:

Staff gave an overview of the proposed project.

Applicant's representative gave an overview of proposed project and alledged that appeal was fraudulent. Representative answered questions of the Central Area Planning Commission and asked that the Commission sustain the Zoning Administrator's determination.

Representative of CD10 requested a 30-day extension of time to meet with the applicant and review the proposed project.

There were no speakers under public comment.

Chair closed the public hearing.

The Central Area Planning Commission took the following action:

Chair moved to continue the case to March 14, 2006, Commissioner Anderson seconded the motion.

Vote: 5-0

7. **TT-63353-1A**
CEQA: ENV-2005-6436-MND
Plan: Wilshire

Council District: 10
Location: 900 S. Hobart Boulevard
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 TO DENY THE APPEAL.
Phyllis Parker, (214) 978-1445.

APPLICANT: Cal Avenue Properties, LLC
APPELLANT: Korea-Town Tenants United and Korea-Town Community Association; **Representative:** Kwazi Nkurmah

DISCUSSION:

Staff gave an overview of the proposed project and answered questions of the Central Area Planning Commission.

The Appellant's representative gave an overview of the appeal on the proposed project, submitted 75 letters of support, and answered questions of the Central Area Planning Commission.

Chair opened the public hearing.

Four speakers testified in support of the appeal. One speaker submitted a Rental Availability Report dated January 9, 2006.

Applicant's representative gave an overview of proposed project and answered questions of the Central Area Planning Commission.

Chair closed the public hearing.

The Central Area Planning Commission took the following action:

Chair moved to deny the appeal, Commissioner Whang seconded the motion.
Vote: 3-2 (Noes: Anderson and Martorell)

8. PUBLIC COMMENT PERIOD

No speakers.

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 7:12 P.M.

_____(Sgd.)
Young Kim, President

_____(Sgd.)
Lourdes Sanchez, Commission Executive Assistant
Central Area Planning Commission

Adopted on March 14, 2006