

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 28, 2006, 4:30 P.M.
CITY HALL
200 NORTH SPRING STREET, 10TH FLOOR
LOS ANGELES, CA 90012

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

Lourdes Sanchez, Commission Executive Assistant I, (213) 978-1298; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 3, 4, 5.

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties 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, 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.

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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at www.lacity.org/PLN. Click the "Meetings and Hearings" quick link. Agenda is available under the Central service area.

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.
- C. Minutes

3. ZA 2005-6132-ZV-ZAA-1A
CEQA: ENV-2005-6133-CE
PLAN: Wilshire

Council District No.: 13
Location: 640 North Kingsley Drive
Expiration Date: 2/11/06
Appeal Status: ZA not further appealable;
Zone Variance further appealable, if
granted.

Continued from January 24, 2006

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of: 1) Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a) a Zone Variance from Section 12.10-C,4 of the Los Angeles Municipal Code to permit 65 dwelling units in lieu of the permitted 63 dwelling units with a lot area per additional dwelling unit of zero square feet in lieu of the required 800 square feet, resulting from the conversion of a recreation room and office space into a one bedroom and studio dwelling units; b) a Zone Variance from Section 12.21-A,5(b) of the Los Angeles Municipal Code to permit three compact spaces to have an 18 feet 4 inches reduced access aisle in lieu of the required 43 feet access aisle backup; and c) a Zone Variance from Section 12.21-A,5(c) of the Los Angeles Municipal Code to permit two compact spaces in lieu of the required standard spaces; and 2) Pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,2(b) of the Los Angeles Municipal Code to permit a 5-foot 3-inch passageway in lieu of the required 12 feet.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Daniel Green, (213) 978-1304

APPLICANT: Frederick H. Leeds; Representative: Nemesio Cervantes
APPELLANT: Same

4. ZA-2005-3328-CUB-1A
CEQA: ENV-2004-5312-MND Council District: 10
Plan: Wilshire Location: 601-603 South Western Avenue
Expiration Date: 02/28/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, 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 in conjunction with an existing 3,949 square-foot restaurant with karaoke and live entertainment seating 170 patrons having hours of operation and alcohol sales from 6 p.m. to 12 midnight Monday through Wednesday, 6 p.m. to 2 a.m. on Thursday through Saturday, and closed on Sunday.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Linn Wyatt, (213) 978-1473.

APPLICANT: Samuel K. Oh: Representative: Daniel Oh
APPELLANT: Same

5. ZA 2005-3502-CUB-ZV-1A
CEQA: ENV-2005-3503-CE Council District: 5
Plan: Wilshire Location: 8350-8352 West 3rd Street
Expiration Date: 03-03-06
Appeal Status: CUB not further appealable;
ZV further appealable, if granted.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional use to permit the sale and dispensing of beer and wine only for on-site consumption, and wine only for off-site consumption in the form of gift baskets, in conjunction with an existing restaurant ; and **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code 12.27-B, a Variance from Municipal Code Section 12.21-A,4(g) and Section 12.26-E.5 to provide parking spaces off-site within 750 feet of the site by lease in lieu of the required recorded covenant.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Linn Wyatt, (213) 978-1473.

APPLICANT: Joan McNamara; Representative: Bob Burke and Steve Catalano
APPELLANT: Diana Plotkin, Beverly Wilshire Homes Association

6. APCC-2005-7451-SPE-SPP

CEQA: ENV-2005-7452-CE
Plan: Wilshire

Council District: 13
Location: 3314-3330 West Beverly Boulevard
Expiration Date: 03-01-06
Appeal Status: Appealable to Council

Public Hearing completed on February 28, 2006.

1. Pursuant to Section 11.5.7.F.1(f) of the Municipal Code, a Specific Plan Exception from Section 8.1 of the Vermont/Western Transit Oriented Specific Plan (Ordinance No. 173,749) to permit the following deviations from the Development Standards and Design Guidelines:
 - a. Section V.6 – Stepbacks: to permit an approximately 50 foot high structure within 15 feet of the front property line in lieu of the maximum permitted 30 feet height, and to permit a second floor fronting on a major highway to be flush with the first floor in lieu of the minimum required 10 foot Stepback.
 - b. Section V.18 – Privacy: to permit windows facing windows across property lines which is otherwise not permitted.
 - c. Section 8.C transitional height: to permit an approximately 50 foot high structure within 0 to 49 feet of a lot located within Subarea A, in lieu of the maximum 25 feet.
2. Pursuant to Section 11.5.7.C of the Municipal Code, a Project permit compliance with the Vermont/Western Transit Oriented Specific Plan for the proposed construction, use and maintenance of a new 32 unit, 4-story, maximum 50 foot high apartment building having 73 parking spaces in a two level subterranean garage on an approximately 19,750 square foot site in the C2-1 Zone.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda Smith, (213) 978-1170

APPLICANT: James Ha, Louis Young Development Company, INC.

7. 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, March 14, 2006,
at 200 North Spring Street, Room 1060, City Hall,
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.