

OFFICIAL
CITY OF LOS ANGELES
Central Area Planning Commission Minutes
February 28, 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 4:39 p.m. Commissioners present: Franklin Acevedo, Renee Anderson, Chanchanit Martorell, Nancy Whang.

1. DEPARTMENTAL REPORT

Planning staff Charlie Rausch announced new Planning Director, Gail Goldberg started on February 27, 2006.

2. COMMISSION BUSINESS

A. Advance Calendar.

B. Commission Requests.

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

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 submitted three pictures for the record. Representative also offered to covenant units A and B for permanent affordable housing.

Chair opened the public hearing.

Representative of CD13 in support of Applicant/Appellant. Requested that units A and B have a covenant filed for maximum affordable housing.

Staff offered conditions for affordable housing.

There were no speakers under public comment.

Chair closed the public hearing.

Chair moved to grant appeal subject to conditions provided by staff ; modified Findings and adopted ENV 2005-6133-CE, seconded by Commissioner Acevedo.

Vote: 5 – 0

4. ZA-2005-3328-CUB-1A

CEQA: ENV-2004-5312-MND
Plan: Wilshire

Council District: 10
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

DISCUSSION:

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

Appellant/Applicant Representative gave an overview of modifications to proposed project and answered questions of the Central Area Planning Commission.

Chair opened the public hearing.

Representative of the Los Angeles Police Department was in opposition of proposed project and had a list of conditions.

There was one (1) speaker in support and six (6) speakers against appeal. Speakers submitted several signed petitions in opposition and conditions, if granted.

Representative of CD 10 office not in support of original proposed project, but in support of seafood restaurant.

Staff stated project changed and suggested applicant reapply for new project.

Chair closed the public hearing.

Commissioner Acevedo moved to continue case to April 11, 2006, seconded by Chair.

Vote: 4 – 0 (Whang not present)

5. ZA 2005-3502-CUB-ZV-1A
CEQA: ENV-2005-3503-CE
Plan: Wilshire

Council District: 5
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

DISCUSSION:

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

Appellant's Representative gave an overview of appeal issues.

Applicant's Representative gave an overview of proposed project. Had 50 to 60 attendees in support of project.

Chair opened the public hearing.

Representative of CD5 in support of proposed project.

Six speakers in support and two against appeal. Three speakers had general comments.

Chair closed the public hearing.

Commissioner Anderson moved to deny appeal, sustain the Zoning Administrator's determination; and added Condition No. 47 to file for a plan approval with a 1 year review on parking only; adopted Findings and ENV 2005-3503-CE, second by Chair.

Vote: 5 – 0

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 December 2, 2006.

Limited public hearing.

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.

DISCUSSION:

Hearing Officer mentioned there was limited public hearing on 1c, gave an overview of the proposed project and answered questions of the Central Area Planning Commission.

Applicant's Representatives gave an overview of the proposed project and answered questions of the Central Area Planning commission. Clarified that there were 70 parking spaces.

Chair opened the public hearing.

One speaker spoke against proposed project.

Chair closed the public hearing.

Commissioner Acevedo moved to approve with 70 parking spaces; adopt Findings and ENV 2005-7452-CE, seconded by Chair.

Vote: 4 – 0

7. PUBLIC COMMENT PERIOD

No speakers.

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 8:04 P.M.

_____(Sgd.)
Young Kim, President

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

Adopted on March 14, 2006