

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 14, 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, 6, and 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. 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

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Commission Requests.
- C. Minutes of 2/14/06 and 02/28/06.

3. ZA-2005-7838-CU-ZV-SPR-1A
CEQA: ENV-2005-7839-MND
Plan: Westlake

Council District: 1
Location: 1521 W. Pico Boulevard
Expiration Date: 04/12/06
Appeal Status: CU and SPR not further
appealable; ZV further appealable, if granted.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of: 1) Pursuant to Los Angeles Municipal Code Section 12.24-W,50, a Conditional Use to permit 971 storage units and associated business office and caretaker's residential unit within a five-story 101,623 square-foot mixed use building in the CM Zone; and 2) Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, Variances from: **a)** Section 12.11-A of the Code to permit two subterranean levels of the self storage use in the R4 Zone; **b)** Section 12.11-C,3 of the Code to permit the self storage use without a rear yard setback in the R4 Zone; **c)** Section 12.21.1 of the Code to permit the self storage facility in the CM Zone portion of the site with a Floor Area Ratio (FAR) of 3.6:1 in lieu of the 1.5:1 FAR permitted in the CM Zone and Height District No. 1; **d)** Section 12.21-A,4(c) of the Code to permit the self storage facility with 12 parking spaces in lieu of the required 31 parking spaces; **e)** Sections 12.21-C,1(b) and 12.21-C,5(h) of the Code to permit access from a less restrictive to a more restrictive zone; and **f)** Section 12.21-G of the Code to permit an affordable housing project with 3,150 square feet of open space in lieu of the required 4,025 square feet to 3,150 square feet and a reduction in required trees from 1 tree for every 4 residential units to 1 tree for every 7 residential units.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Gary Booher, (213) 978-1308

APPLICANT: Todd Lucas, Extra Spaces
Representative: Sonia Ransom & Gerald Wells

APPELLANT: Same

4. ZA-2005-624-CU-ZAD-ZV-SPR-1A

CEQA: ENV-2005-625-MND

Plan: Westlake

Council District: 1

Location: 1521 W. Pico Boulevard

Expiration Date: 03/14/06-Extended

Appeal Status: CU, ZAD and SPR not further appealable; Zone Variance further appealable, if granted.

Continued from 10/11/05 and 01/10/06.

PUBLIC HEARING CLOSED

AN APPEAL, from all of the following Zoning Administrator's denials: **1)** Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,50, a Conditional Use to permit the construction, use and maintenance of a 106, 100 square-foot, approximately 850-unit self-storage facility for household goods with hours of operation between 7 a.m. and 7 p.m. daily, partially located in the CM Zone; **2)** Pursuant to Charter Section 562 and LAMC Section 12.27-B, a Variance from Sections 12.11-A and C of the Municipal Code to permit the storage facility to be located in the R4 Zone and in the R4 Zone rear yard required setback area; and a Variance from Section 12.21-A,4(c)(1) of the Municipal Code to permit 15 parking spaces in lieu of 31 parking spaces otherwise required; **3)** Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to permit the construction, use and maintenance of an 8-foot high fence within the front yard setback of the R4 Zone portion of the property in lieu of the otherwise maximum permitted height of 3 -1/2 feet; and **4)** Pursuant to LAMC Section 16.05 a determination of Site Plan Review.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lourdes Green, (213) 978-1313

APPLICANT: Todd Lucas, Extra Space Storage
Representative: Patrick Perry and Gerald Wells

APPELLANT: Same

5. ZA 2005-4073-CUB-1A

CEQA: ENV-2004-5285-MND

Plan: Wilshire

Council District: 10

Location: 3855 W. Wilshire Boulevard

Expiration Date: 03-14-06

Appeal Status: CUB not further appealable.

PUBLIC HEARING CLOSED

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, in conjunction with the proposed addition of eight karaoke rooms to the mezzanine level of an existing 5,430 square-foot restaurant.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Anik Charron, (213) 978-1307

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

APPELLANT: Jun Suk Lee

6. TT 61963-1A
Related Case No.: ZA 2004-6888- Council District: 5
ZAA-ZAD-1A Location: 633-637-S. Fairfax Avenue
CEQA: ENV-2004-5911-MND Expiration Date: 03-14-06
Plan: Wilshire Appeal Status: Further appealable to Council

PUBLIC HEARING

AN APPEAL, from the Deputy Advisory Agency's entire approval of Tentative Tract No. 61963-1A to permit a 1-lot subdivision for the construction, use and maintenance of a maximum 20-unit residential condominium and 2,500 square feet of commercial space for a [Q]C4-2D-0 zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Emily Gabel Luddy, (213) 978-1327

APPLICANT: Wilshire/Fairfax, LLC

APPELLANT: Howard A. Covert

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. ZA 2004-6888-ZAA-ZAD-1A
Related Case No.: TT61963-1A Council District: 5
CEQA: ENV-2004-5911-MND Location: 633-637-S. Fairfax Avenue
Plan: Wilshire Expiration Date: 03-14-06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the entire Zoning Administrator's determination approval pursuant to Section 12.21-A,4(y) to permit spaces at ground level to be considered shared parking between retail uses and residential guest parking spaces of Tentative Tract No. 61963 and from Section 12.16-C,2 to permit a six (6)-story structure for mixed use to maintain a 17-foot rear yard setback in lieu of 18 feet for a 5-foot portion of the structure at the corner of the alley and Orange Avenue.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Emily Gabel Luddy, (213) 978-1327

APPLICANT: Wilshire/Fairfax, LLC

APPELLANT: Howard A. Covert

8. 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 28, 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.