

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 11, 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, 7, 8 and 9

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 March 14, 2006.

3. 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.

Continued from February 28, 2006.

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

4. ZA-2003-8812-CU-ZV-ZAA-1A

CEQA: ENV-2003-8813-MND
Plan: Wilshire

Council District: 10
Location: 3323 West Olympic Boulevard
Expiration Date: 04/11/06
Appeal Status: CU and ZAA not further
appealable; ZV further appealable, if granted.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials and dismissal for the proposed expansion of an existing medical office use by constructing a new three story, 27,720 square foot medical office building on the same property within the R3 Zone portion of the site and having the medical use parking in conjunction with a multi-family apartment building within the R4 Zone of the site: 1) the denial, pursuant to Los Angeles Municipal code Section 12.24-W,27, of a Conditional Use to permit the proposed expansion with pecified deviations from the requirements of Section 12.22-A, 23(a) for (a) tandem

parking, (b) less than 50% exterior window glazing, and (c) to install only those utilities affected by new construction and not for the entire project; 2) the denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a Variance from Section 12.10-A of the Los Angeles Municipal code to permit the proposed expansion having the medical use parking in conjunction with a multi-family apartment building within the R4 Zone of the site; and 3) the dismissal, pursuant to Los Angeles Municipal Code Section 12.28 of a Zoning Administrator's Adjustment from Section 12.10-A of the Code to permit reduced side yards setbacks as incorporated within the Variance actions.

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

APPLICANT: Won R. Yoon; Representative: King R. Woods

APPELLANT: Same

5. APCC-2004-4736-SPE-ZV-ZAA-SPP-
SPR-M1

CEQA: ENV-2004-4737-MND
Plan: Hollywood

Council District: 13
Location: 1251 N. Westmoreland Avenue and
1252 N. Lyman Place
Expiration Date: N/A
Appeal Status: Appealable to City Council.

PUBLIC HEARING

CLARIFICATION OF THE BUILDING LINE HEIGHT RESTRICTION, imposed by the Central Area Planning Commission in its written determination dated March 15, 2005 (Case No. APCC 2004-4736-SPE-ZV-ZAA-SPP-SPR), which granted multiple project entitlements pursuant to Section 12.36-E of the Municipal Code to permit development of a non-profit residential hotel facility for families of hospitalized children for the proposed construction, use and maintenance of a new, three-story, maximum 40 guest room non-profit residential hotel facility for families of hospitalized children, having a maximum height of 48 feet, 4 inches from grade to the roofline plus an additional 10 feet for roof structures of parapet walls on the west elevation along Lyman Place.

STAFF RECOMMENDS APPROVAL OF CLARIFICATION OF CONDITION A.3 (HEIGHT).
Larry Friedman, (213) 978-1225

APPLICANT: Hill Pickert Architects (Byron Pickert)

6. APCC 2005-7020-ZC
CEQA: ENV-2005-7021-MND

Plan: Wilshire

Council District: 4
Location: 430 S. Westmoreland Street
Expiration Date: 04/12/06
Appeal Status: Appealable to City Council.

Public hearing held on March 3, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code from R1-1 (One family Zone) to (T)(Q)RAS4-1 (Residential /Accessory Services Zone) for the proposed construction, use and maintenance of a new 15 unit, 61 foot high apartment building comprised of four residential stories over two levels of parking with 34 parking spaces on a 10,207 square foot lot.

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

APPLICANT: Ron Jefferies

7. ZA 2005-4392-ZV-1A

CEQA: ENV-2004-4303-MND
Plan: Central City North

Council District: 14
Location: 664 South Sante Fe Avenue
Expiration Date: 04-11-06
Appeal Status: ZV further appealable to City Council if granted.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles municipal code Section 12.27-B, of a Variance from Sections 12.20-A and C of the Municipal Code to permit the construction, use and maintenance of 33 joint living and work quarters lofts with 70 parking spaces in the M3 Zone.

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

APPLICANT: Ick J. Kim; Representative: King R. Woods

APPELLANT: Same

8. ZA 2005-3826-ZAD-1A

CEQA: ENV-2005-3827-CE
Plan: Hollywood

Council District: 5
Location: 8444 Harold Way
Expiration Date: 05-22-06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal code Section 12.24-X,11, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a cantilevered pool deck and swimming pool to be attached to an existing single-family dwelling which will increase lot coverage to 49% in lieu of the maximum 40% as allowed in Section 12.21-A,17(f)(1) (Hillside Regulations) of the Municipal Code on a 6,723.1 square-foot lot zoned R1, located in a Hillside area.

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

APPLICANT: Scott Bader; Representative: John M. Bowman

APPELLANT: Same

9. ZA 2005-4395-ZAD-1A
CEQA: ENV-2005-4396-MND
Plan: Central City North
Council District: 14
Location: 2079 East 15th Street
Expiration Date: 04-19-06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,13, of a Zoning Administrator's Determination for the conversion, use and maintenance of a 153,333 square-foot manufacturing building into 99 joint living and work quarters with zero on-site parking spaces and observing zero-foot side yards.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Pat Brown, (213) 978-1306

APPLICANT: Avraham Hassid; Representative: Ray Alyeshmerni

APPELLANT: Same

10. 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, April 25, 2006,
at 200 North Spring Street, Room 1060, City Hall,
Los Angeles, California 90012

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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.