

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 9, 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, and 6.

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.

3. [ZA 2005-4395-ZAD-1A](#)
[CEQA: ENV-2005-4396-MND](#)
Plan: Central City North

Council District: 14
Location: 2079 East 15th Street
Expiration Date: 05-09-06
Appeal Status: Not further appealable.

Continued from 04/11/06.

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

4. [AA 2005-6677-PMLA-1A](#)
[CEQA: ENV-2005-6678-CE](#)
Plan: Hollywood

Council District: 13
Location: 5266 West Fountain Avenue
Expiration Date: 05/09/06
Appeal Status: Not further appealable per
Ord. 176,321 effective January 15, 2005,
which amends Section 17.54 of the LAMC.

Continued from 04/25/06.

PUBLIC HEARING

AN APPEAL, of the entire decision of the Advisory Agency's approval of the Parcel Map for the proposed construction, use and maintenance of a three-parcel small lot subdivision, for three townhouses and three efficiency dwellings units for a total of six dwelling units.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lynn Harper, (213) 978-1310

APPLICANT: Fount-Ho LLC

APPELLANT: La Mirada Avenue Neighborhood Association of Hollywood
Representative: Doug Haines

5. [ZA 2005-2361-CUB-CUX-1A](#)
[CEQA: ENV-2005-2362-MND](#)
Plan: Central City

Council District: 14
Location: 626 South Broadway
Expiration Date: 05/10/06
Appeal Status: Not further appealable.

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: 1) a Conditional Use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with three levels proposed as a theater/concert venue located within an existing historic theater; and 2) a Conditional Use to permit dancing in the basement level of the theater complex. Specifically appealed were Condition Nos.: 3- right to impose corrective Conditions; 8- hours of operation; 9- no promoter rentals; 10- music audibility beyond building's perimeter; 12- no admission or cover charge permitted; and 31 - limit of sale of alcohol to a five year grant.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lourdes Green, (213) 978-1313

APPLICANT: Michael Deligani, Palace Entertainment, LLC

APPELLANT: Jerry Neuman & Jennifer Carter

6. [ZA 2004-5162-ZAA-1A](#)
[CEQA: ENV-2004-5163-CE](#)
Plan: Hollywood

Council District: 5
Location: 1753 North Sunset Plaza Drive
Expiration Date: 06/06/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.21-C,1(g) of the Los Angeles Municipal Code to permit the construction, use and maintenance of over-in-height retaining walls/cantilevered deck having a maximum height of 15 feet in lieu of a maximum height of 6 feet within the required side and rear yards of a residential lot located within the boundary of a "Hillside Area".

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Daniel Green, (213) 978-1304

APPLICANT: Adam Herz; Representative: Richard Gemignani

APPELLANT: Susanne Taslimi

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, May 23, 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.