

OFFICIAL
CITY OF LOS ANGELES
Central Area Planning Commission Minutes
May 23, 2006, 2006
4:30 p.m.
City Hall, Room 1060
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 4:34 p.m.
Commissioners present: Franklin Acevedo, Renee Anderson, Chanchanit Martorell.
Commissioner absent: Nancy Whang.

1. DEPARTMENTAL REPORT

None.

2. COMMISSION BUSINESS

A. Advance Calendar. None

B. Commission Requests. None

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: 05-23-06
Appeal Status: Not further appealable.

Continued from 04/11/06 and carried over from 05/09/06.

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

DISCUSSION:

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

Representative spoke on behalf of the applicant/appellant requesting a continuance to 6/27/06 but agreed to 7/11/06 since Zoning staff would not be available until that date.

Council District 14 supported the continuance.

Mayor's Office supported the continuance.

Chair opened the public hearing. One speaker spoke against appeal. Chair closed the public hearing. Commission deliberated.

Commissioner Anderson moved to continue this case for July 11, 2006; seconded by Commissioner Martorell.

Vote: 3 – 0

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

Council District: 14
Location: 626 South Broadway
Expiration Date: 05/23/06
Appeal Status: Not further appealable.

Carried over from 05/09/06.

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

DISCUSSION:

Zoning staff gave an overview of the proposed project and of modifications submitted by the Applicant in a letter dated May 2, 2006. Staff answered questions of the Central Area Planning Commission.

Representatives spoke on behalf of the applicant/appellant giving an overview of the proposed theatre functions as well as the modifications previously submitted. Representative also submitted a letter dated May 9, 2006 attached with signatures in support of the project. Representatives answered questions of the Central Area Planning Commission.

Council District 14 was in support of appeal.

Mayor's office was in support of the appeal.

Neighborhood Council was in support of the appeal.

Chair opened the public hearing. Two speakers spoke in support of the appeal. Chair closed the public hearing. Commission deliberated.

Chair moved to grant the appeal in part subject to modifications to Conditions Nos. 8, 9, 10 and 31, deleted Condition No. 12, added a new Condition for a Plan Approval after five years with a public hearing, adopted the applicant's volunteered Conditions, and modified findings; seconded by Commissioner Anderson.

Vote: 4 – 0

5. [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.

Carried over from 05/09/06.

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

DISCUSSION:

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

Representative for the appellant spoke on their behalf and gave an overview of why the ordinance was placed on that area.

Representative for the applicant spoke on their behalf giving an overview of the project and displayed pictures of the site. Representative answered questions of the Central Area Planning Commission.

Department of Building and Safety, Bob Steinback commented.

Chair opened the public hearing. There being no speakers, the Chair closed the public hearing. Commission deliberated.

Commission Chair moved to deny the appeal, seconded by Commissioner Martorell.

Vote: 4 – 0

6. [DIR 2005-9419-CCMP-1A](#)
[CEQA: ENV-2005-9420-CE](#)
Plan: Hollywood

Council District: 4
Location: 1435 N. Genesee Avenue
Expiration Date: 07/12/06
Appeal Status: Not further
appealable under LAMC.

PUBLIC HEARING

AN APPEAL from the Director's Determination approval, pursuant to Los Angeles Municipal Code Section 12.20.3 N, for the construction of a two-story single-family residence with an approximate floor area of 2,800 square feet, a pool and a 400 square-foot two-car garage with a roof deck at the rear of the subject vacant site.

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Rony E. Giron, (213) 978-1204

APPLICANT: Mr. & Mrs. Bartlett

APPELLANT: Rene & June Averseng and Joel Addler

DISCUSSION:

Hearing Officer gave an overview of the proposed project and answered questions of the Central Area Planning Commission.

Representative for the appellants spoke on their behalf and gave an overview of the appeal.

Representative and architect spoke on behalf of the applicants. They gave an overview of the proposed project and answered questions of the Central Area Planning Commission.

Chair opened the public hearing. Four speakers spoke in support of the appeal. Chair closed the public hearing. Commission deliberated.

Commissioner Acevedo moved to deny the appeal, seconded by Commissioner Anderson.

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 7:38 P.M.

Young Kim, President

Lourdes Sanchez, Commission Executive Assistant
Central Area Planning Commission

Adopted on June 13, 2006