

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 25, 2006, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
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.: 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. ELECTION OF OFFICERS

2. DEPARTMENTAL REPORT

3. COMMISSION BUSINESS

A. Advance Calendar.

B. Commission Requests.

C. Minutes of July 11, 2006

4. **ZA 2004-6358-ZAD-1A**

CEQA: ENV-2004-6359-MND

Plan: Wilshire

Council District: 10

Location: 936 Crenshaw Boulevard

Expiration Date: 07/25/06 (extended)

Appeal Status: Not further appealable.

Continued from June 13, 2006.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,22, of a Zoning Administrator's Determination to permit a 17,670 square-foot expansion to an existing 12,325 square-foot office building with the expansion observing a height of 45 feet in lieu of the transitional height limitation of 33 feet on C zoned properties within 50 to 99 feet from an R1 Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Gary Booher, (213) 978-1308

APPLICANT: John Kim; Representative: King Woods

APPELLANT: Same

5. **ZA-2005-5826-CUB-ZV-1A**

CEQA: ENV-2005-7917-MND

Plan: Wilshire

Council District: 4

Location: 5208, 5210 and 5210 ½ W.
Melrose Avenue

Expiration Date: 08/15/06

Appeal Status: CUB not further appealable.
ZV further appealable, if granted.

PUBLIC HEARING

AN APPEAL from certain conditions of 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 for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed expansion of an existing restaurant; and **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a Variance from Sections 12.21-A,4 (g) and 12.26-E of the Municipal Code to allow the provision of 25 required parking spaces within 850 feet of the site by lease in lieu of a recorded covenant during the restaurant's evening operating hours. The Conditions being appealed and operational concerns identified in the appeal are: Condition No. 8, hours of operation to 12 midnight on Friday and Saturday; Condition No. 14, monitoring of the required closure of rear facing kitchen doors and windows; and Condition Nos. 19 and 20, regarding valet off-site parking impacts and related adjacent resident hearing noticing.

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lourdes Green, (213) 978-1313

APPLICANT: Graham Snyder; Representative: Steve Kaali

APPELLANT: Mee Y. Chang

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| 6. <u>ZA-2005-7223-ZAA-1A</u>
CEQA: ENV-2005-6546-MND
Plan: Hollywood | Council District: 4
Location: 6683 Franklin Avenue
Expiration Date: 07/30/06
Appeal Status: Not further appealable. |
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PUBLIC HEARING

APPEALS from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.21.1-A of the Los Angeles Municipal Code to permit the construction, use and maintenance of a maximum nine-unit multiple-dwelling building observing a maximum 49-foot height for the elevator enclosure only in lieu of the 45 feet allowed for property located in the 1VL Height District.

STAFF RECOMMENDS DENIAL OF THE APPEALS.

Anik Charron, (213) 978-1307

APPLICANT: Clyde Wood; Representative: Nicole Cannon

APPELLANTS: 1) Steven Wolfe, Whitley Heights Civic Association
2) Joan Luchs, The Federation of Hillside and Canyon Assoc.
3) Franklyn DeFoe and M. Paul Ramsey

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, AUGUST 8, 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 or by e-mail at APCCentral@lacity.org.