

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 8, 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.

4. **ZA 2005-4408-CUB-1A** Council District: 10
CEQA: ENV-2005-4409-MND Location: 3701 West Wilshire Boulevard
Plan: Wilshire Expiration Date: 08/08/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a restaurant with karaoke entertainment.

APPLICANT: Caron Kim, Wilshire Entertainment Group
Representative: Darlene Kuba

APPELLANT: Thomas Park, Korean Senior Citizens Mutual Club

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Nicolas R. Brown, (818) 374-5069

5. **ZA-2005-3116-ZV-1A** Council District: 5
CEQA: ENV-2004-1804-MND Location: 329 North La Cienega Boulevard
Plan: Wilshire Expiration Date: 08/08/06
Appeal Status: ZV further appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a Variance from Section 12.21.1-A of the Los Angeles Municipal Code granting an increase in Floor Area Ratio from the permitted 1.5:1 to 2.48:1 for a school building located in the C2-1VL Zone in conjunction with the remodeling and expansion of an existing educational facility.

APPLICANT: Rabbi Baruch Kupfer; Representative: Jim Ries

APPELLANT: 1) West Hollywood West Residents Association
Representative: Aamir Raza
2) John Keho, City of West Hollywood

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Nicolas R. Brown, (818) 374-5069

6. [VTT-64829-1A](#) Council District: 10
CEQA: ENV-2006-1647-MND Location: 1522-1532 South Orange Avenue
Plan: Wilshire Expiration Date: 08/08/06
Appeal Status: Further appealable to City Council

PUBLIC HEARING

APPEAL from the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 64829. to permit the construction, use and maintenance of a 14-unit condominium on a 13,553 net square foot site in the R3-1-O Zone with 31 parking spaces, including three guest spaces.

APPLICANT: Hugh Finkle Enterprises, Inc.
Representative: QES, Inc., Bryan Gentry

APPELLANT: Rochelle Koretz

STAFF RECOMMENDS DENIAL OF THE APPEALS.
Maya Zaitzevsky, (213) 978-1416

7. [APCC-2006-203-SPE-ZV-ZAA-SPR-SPP](#) Council District: 1
CEQA: ENV-2005-7998-MND Location: 1027 West Wilshire Boulevard
Plan: Westlake and 621-637 St. Paul Avenue
Expiration Date: 08/08/06
Appeal Status: Appealable to City Council.

Public hearing held on June 21, 2006

Pursuant to Section 11.5 7 F of the Municipal Code, an **Exception** from the following Sections of the Central City West Specific Plan (Ordinance Nos. 166,703, and 167,944 and 176,519):

- a. Section 8 D to permit the following open space/landscape deviations from the Urban Design Guidelines (Appendix D), Residential Projects and the Residential Portion of Mixed Use Projects:
 - (1) To permit approximately 43,886 square feet of open space, 23,786 of which is proposed as common open space, in lieu of the minimum 47,775 square feet of open space of which 40,200 is required to be common open space;

- (2) To provide 52 trees on-site and approximately 350 trees off-site in lieu of the minimum total 402 trees required, 50% of which are permitted to be located off-site;
- b. Section 11 C 2(a)(2) to permit the required set aside of 15% low-income affordable dwelling units to be provided off-site within the Central City Specific Plan area; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:

- a. Section 12.22 A 26 (h) (6) to not provide a loading dock which is otherwise required;
- b. Section 12.21 A 5 to permit continued use and maintenance of the current parking bay widths in the existing parking structure which range between 58' 8" and 59' 1" in lieu of the required minimum bay width of 60' 5"; and

Pursuant to Section 12.28 an **Adjustment** from Section 12.16 C.2 to permit the continued use and maintenance of a zero foot rear yard adjacent to the existing parking structure; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which create 50 or more dwelling units; and

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** determination with the Central City West Specific Plan for the proposed construction, use and maintenance of a 48-story mixed use project providing 402 residential condominium units and approximately 4,728 square feet of neighborhood serving ground floor retail space. The project proposes to provide 704 residential parking spaces, 19 commercial spaces, (and 162 parking spaces pursuant to a previous entitlement for a project at 1010 Wilshire, Case No. APCC-2004-7698-SPE-SPP-ZAD-ZV) for a total 885 parking spaces, of which 376 spaces are to be provided in a four-level subterranean parking garage and 509 spaces in the existing parking structure on an approximately 522,310 square foot site.

APPLICANT: Rahim Amidhoozour

STAFF RECOMMENDS APPROVAL SUBJECT TO APPROVAL.
Patricia Diefenderfer, (213) 978-1174

8. [APCC-2006-1300-SPE-SPP](#)
CEQA: ENV-2004-6616-MND
Plan: Westlake

Council District: 1
Location: 609 St Paul Avenue
Expiration Date: 08-08-06
Appeal Status: Appealable to City Council.

Public hearing held on June 19, 2006

Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from Section 6 F 3 b 1 of the **Central City West Specific Plan** (Ordinance Nos. 166,703, 167,944 and 176,519) to permit the construction of integral pedestrian bridges/hallways serving the apartments of the proposed building to observe reduced yards as follows:

- a. A reduced yard along the southerly property line (perpendicular to St. Paul Avenue and adjacent to the existing parking structure on the adjacent property (see Exhibit E-7, Level 4 & 5 Building Floor Plan) to 5-feet in lieu of the minimum required 9-foot required side yard; and
- b. In the event that the 20-foot alley is vacated, a reduced variable width yard (as measured from the centerline of the alley), having a minimum width of 1'-8", in lieu of the minimum required 9-foot setback from the project's original property line along the alley; and

Section 6 F 3 b: to permit a 0-foot rear yard (as measured from the parking garage of the proposed building, which forms the "podium deck" on which the residential elements are above), in lieu of the minimum required 18-foot rear yard; and

Section 8D (Appendix D): to permit one (1), 24-inch, box tree for every three (3) residential units, in lieu of the required one (1), 24-foot tall 3-inch caliper, box tree for every dwelling unit; and

Section D (Appendix D) to provide 100 square feet of open space for each dwelling unit with 2 habitable rooms and 125 square feet of open space for each dwelling unit with 3 habitable rooms in lieu of providing 150 square feet of open space per dwelling unit; and

Section 11 C: to provide neither the required 15% low-income housing units, nor payment of an in lieu fee for that purpose; and

Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** with the Central City West Specific Plan for the proposed construction, use and maintenance of an approximate 75-foot tall, mixed use (commercial/residential) development that includes 350 apartments and 9,705 square feet of retail space. The project includes 5 stories over 3 levels of parking (above grade) and 3 levels of parking (below grade) with 1,066 parking spaces on an approximately 2.84 acre site.

APPLICANT: Peter Novak, G. H. Palmer Associates

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Larry Friedman, (213) 978-1225

9. 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 22, 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.