

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 12, 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

CORRECTED AGENDA

Lourdes Sanchez, Commission Executive Assistant I
(213) 978-1298; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos.: 4, 5, 6, and 7.

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 2005-8068-ZV-ZAA-1A**
CEQA: ENV-2005-8069-CE
Plan: Wilshire

Council District: 4
Location: 955 South Highland Avenue
Expiration Date: 09/12/06
Appeal Status: ZAA not further appealable.
ZV further appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denials of: **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.08-A,1 to allow a 640 square-foot second dwelling unit (350 square feet to be added on to an existing recreation room above the garage) on a 9,626 square-foot lot in the R1-1 Zone; and **2)** pursuant to Los Angeles Municipal Code Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.08-C,3 to allow a reduced rear yard of 5 feet in lieu of the required 15 feet in an R1-1 Zone.

APPLICANT: Lucrecia Janke; Representative: Erin Nies

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Sue Chang, (213) 978-3304

5. **ZA-2005-8001-ZV-1A**
CEQA: ENV-2005-8002-CE
Plan: Hollywood

Council District: 4
Location: 1951-1953 North Hillcrest Road
Expiration Date: 09/27/06
Appeal Status: ZV further appealable, 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 Section 12.09-A to permit the continued use and maintenance of a four-unit apartment building in the R2-1XL Zone with five parking spaces in lieu of the permitted two dwelling units.

APPLICANT: Richard M Reycraft; Representative: Ronald Cargill

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Sue Chang, (213) 978-3304

6. **ZA-2005-3563-CU-ZV-ZAD-ZAA-
SPR-1A**

CEQA: ENV-2005-3564-MND
Plan: Wilshire

Council District: 4

Location: 450 South Western Avenue

Expiration Date: 09/26/06

Appeal Status: CU, ZAD, ZAA, SPR not
further appealable. ZV further
appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approvals of: **1)** pursuant to Los Angeles Municipal Code Sections 12.24-W, 27, and 37, and Section 12.24-F, with specified deviations from Los Angeles Municipal Code Section 12.22-A, 23(a), a Conditional Use to allow the construction, use and maintenance of a 130,500 square-foot, three-story community shopping center, comprised of a grocery store, retail shops and restaurants, and to allow the use and maintenance of public/commercial parking for on-site parking in the R3 Zone; **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance: **a)** from Section 12.10-A to allow construction of commercial uses and accessory commercial loading and storage facilities in the R3 Zone; **b)** from Sections 12.21-C, 1(g) and 12.21-C, 5(h) to allow internal project access/circulation from the C2-1 to the R3 Zone; **c)** from Sections 12.10-A and 12.21-A, 1(a) for the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the proposed grocery store's 24 hour per day operation, all in the R3 Zone; and **d)** from Sections 12.10-A and 12.21-A, 1(a) for the service of alcohol for on-site consumption for not more than two future restaurants, the total floor area not to exceed 9,000 square feet in the R3 Zone; **3)** pursuant to Los Angeles Municipal Code Sections 12.24-X, 20 and 12.24-Y, a Zoning Administrator's Determination to: **a)** allow a further reduction in on-site parking of 47 parking spaces pursuant to a shared parking arrangement, for a total of 474 on-site parking spaces; and **b)** allow a 10% reduction in the required 579 on-site parking spaces as permitted for a project site located within 1,500 feet of a Metro subway station (Wilshire/Western Redline station); **4)** pursuant to Los Angeles Municipal Code Section 12.28-A, a Zoning Administrator's Adjustment from Section 12.21.1-A, 1 to allow a Floor Area Ratio (FAR) of 2.0:1.0

in lieu of the permitted 1.5:1.0 over the C2-zoned portion of the project and averaging over the remainder of the site for a total project FAR of 1.79:1.0.; and 5) pursuant to Los Angeles Municipal Code Section 16.05, a Site Plan Review

APPLICANT: Kathy Lee; Representative: Mark Armbruster

APPELLANT: Korean Immigrant Workers Advocates
Representative: Ben Beach, Legal Aid Foundation of Los Angeles

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

7. [DIR-2006-2586-SPR-1A](#)

CEQA: ENV-2006-2587-MND
Plan: Hollywood

Council District: 13
Location: 6040 Sunset Boulevard
Expiration Date: 09/23/06
Appeal Status: ~~Appealable to City Council.~~
Not further appealable.

PUBLIC HEARING

AN APPEAL in part from the Director of Planning approval of a Site Plan Review for the construction, use and maintenance of a new approximately 96,681 square foot six-story office building, approximately 94 feet in height , to be located at the northeast quadrant of the Sunset Gower Studios site, immediately east of the Beachwood Gate entrance off Sunset Boulevard.

APPLICANT: Jeff Cooper, Jeff Cooper Architects

APPELLANT: Doug Rogers, East West Studios, LLC;
East West Communications, Inc

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Larry Friedman, (213) 978-1225

8. [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, SEPTEMBER 26, 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.