

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 10, 2006, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Young Kim, President
Franklin Acevedo, Vice President
Renee Anderson, Commissioner
Chanchanit Martorell, Commissioner
Nancy Whang, Commissioner

Lourdes Sanchez, Commission Executive Assistant I
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos.: 5, 6, 7, 8, and 9.

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

BEGIN CONSENT ITEM

3. [APCC 2005-9253-ZV](#) Council District: 4
CEQA: ENV-2005-5643-MND Location: 354 South Ardmore Avenue
Plan: Wilshire Expiration Date: N/A
Appeal Status: Appealable to City Council.

Public hearing completed on March 15, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 to R4-2 incident to a subdivision for the construction, use and maintenance of a 1-lot subdivision for a 14-unit residential condominium.

APPLICANT: Kwan Sook Park; Representative: Oscar Ensafi

STAFF RECOMMENDS DISAPPROVAL AS FILED; APPROVE ZONE CHANGE (T)(Q)R4-2.

Emily Gabel-Luddy, (213) 978-1327

END CONSENT ITEM

4. [CPC-2006-4549-MS](#) Council District: 1
CEQA: ENV-2006-4550-CE Location: Various
Plan: Westlake Expiration Date: N/A
Appeal Status: N/A

Public hearing completed on August 10, 2006.

HISTORICAL PRESERVATION OVERLAY ZONE for the proposed Pico Union HPOZ Plan generally bounded by Olympic boulevard on the north, the Harbor or 4 110 Freeway on the east, the Santa Monica or I-10 Freeway on the south, and Hoover Avenue on the west, but excluding the commercially zoned properties along Olympic, Pico, Venice, and Washington Boulevards.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS REVIEW AND COMMENT.

Megan Hunter, (213) 978-1194

5. **ZA-2006-501-ZAD-1A**

CEQA: ENV-2006-500-CE

Plan: Central City

Council District: 14

Location: 308 East 9th Street

Expiration Date: 10/10/06

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the requirements of Condition 10 and 12 of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,1, of a Zoning Administrator's Determination to permit the conversion, use, and maintenance of a portion of an existing industrial building to an Adaptive Reuse Project consisting of 37 joint living and work quarters. (Condition 10 does not allow the rooftop area to be utilized for any portion of a dwelling unit and requires the rooftop to be maintained as a landscaped common area; and Condition 12 requires a Plan Approval application within three years for an assessment of project parking impacts on the neighborhood.)

APPLICANT: Shahryar Ravanshenas; Representative: David Gray

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Gary Booher, (213) 978-1308

6. **ZA-2005-8883-CUB-ZV-1A**

CEQA: ENV-2005-8884-MND

Plan: Wilshire

Council District: 4

Location: 4083 West 3rd Street

Expiration Date: 10/10/06 ext.

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

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denials of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to allow the sale and dispensing for consideration and on-site consumption of beer and wine in conjunction with an existing 4,260 square-foot restaurant with total proposed seating for 151 patrons, including a proposed outdoor patio dining area for 58 patrons and a separate sidewalk dining area for 16 patrons which would include alcohol service, three karaoke booths and live entertainment, with the restaurant's hours of operation occurring between 7 a.m. to 2 a.m., daily, and alcohol sales, as revised by the applicant, between 11 a.m. to 12 midnight Sunday through Thursday and 11 a.m. to 1 a.m., Friday and Saturday; and **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B,1, a Variance to allow the sale of alcohol in the R1-1 zoned portion of the property and to allow a commercial use (outdoor restaurant patio) in the R1 Zone.

APPLICANT: William Han; Representative: King Woods

APPELLANTS: 1) Chang Sik Chung
2) Moises Rodriguez

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Lourdes Green, (213) 978-1313

7. [AA-2005-7190-1A](#) Council District: 5
CEQA: ENV-2005-7191-MND Location: 1481 Wooster Street
Plan: Wilshire Expiration Date: 10/10/06 ext.
Appeal Status: Not further appealable per Ordinance 176,321.

PUBLIC HEARING

AN APPEAL from the Deputy Advisory Agency's denial, pursuant to the Los Angeles Municipal Code Section 17.52-A and 17.53-E and pursuant to the State of California Government Code (the Subdivision Map Act) Section 66474 for the conversion of an existing apartment duplex into a two-unit condominium conversion.

APPLICANT: Parvin Mohebbi

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Lynn Harper, (213) 978-1310

8. [AA-2005-8641-PMLA-1A](#) Council District: 4
CEQA: ENV-2005-8642-CE Location: 1430 N. Vista Street
Plan: Hollywood Expiration Date: 10/10/06 ext.
Appeal Status: Not further appealable per Ordinance 176,321.

PUBLIC HEARING

AN APPEAL in part of the Advisory Agency's Decision for requiring a ½ guest parking per unit for a total of 10 parking spaces for the proposed construction, use and maintenance of a four-unit condominium on a 6,500 square foot lot.

APPLICANT: Marc Fernandez

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Lynn Harper, (213) 978-1310

9. [VTT-66057-1A](#) Council District: 5
CEQA: ENV-2006-3128-MND Location: 260 S. Sycamore Avenue
Plan: Wilshire Expiration Date: 10/10/06 ext.
Appeal Status: Further appealable to City Council.

PUBLIC HEARING

AN APPEAL from the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 66057 to permit the construction, use and maintenance of an 18-unit condominium on a 23,177 net square foot site in the [Q]R3-1 zone with 46 parking spaces, including nine guest spaces.

APPLICANT: 260 Sycamore, LLC

APPELLANTS: Michael Cohen, Ira Fistell, Michael HJ. Scharf, Kay Bernard, Agnes Gratton, Bernadine Styburski, Danilee Landa, Crystal Kwan, Roberta Weinper, Michael Krulik, Angela Brunson, Helen Salin, Anne McDermott, Sean Jamieson, Jon Landa, Steve Adams and Dianne Carlin

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Maya Zaitzevsky, (213) 978-1416

10. [APCC-2006-3868-SPE-SPP](#) Council District: 9
CEQA: ENV-2000-3577-EIR and Location: 624 W. 12th Street and
Addendum 1200 South Figueroa
Plan: Central City Expiration Date: 10/10/06
Appeal Status: Appealable to City Council.

Public hearing completed on August 31, 2006.

SPECIFIC PLAN EXCEPTIONS, pursuant to Section 11.5.7.F of the Municipal Code from the following Sections of the Los Angeles Sports and Entertainment District Specific Plan (Ordinance No. 174,225):

- a. Section 4 (Definitions) to permit up to 5,000 square feet of an on-site community fitness room to be excluded from the calculation of Floor Area in lieu of including the square footage as part of Floor Area calculations.
- b. Section 10.A.4 to permit a 400-foot high tower in lieu of the maximum 350-foot high tower otherwise permitted within the Figueroa South Subarea.

- c. Section 10.A.4 to permit the combined footprint of the towers to be 34% of the total land area in lieu of the combined footprint not exceeding 20% of the total land area within the Subarea.
- d. Section 10.A.4 to permit a 5-foot tower setback from the edge of the Podium which is adjacent to Figueroa Street in lieu of a 20-foot setback which is otherwise required.

Modification, pursuant to Section 11.5.7.D of the Municipal Code, of a previously approved Project Permit (DIR-2005-5518-SPP) to revise the location, footprint, massing, height, lot coverage, number of stories, retail floor area, residential floor area (the total project floor area will not increase), parking spaces, number of parking levels, and the Design Guideline compliance.

Project Permit Compliance, pursuant to Section 11.5.7.C of the Municipal Code, determination with the Los Angeles Sports and Entertainment District Specific Plan for the construction, use and maintenance of an 870,000 square foot mixed use project containing 648 residential condominium units and 23,000 square feet of commercial floor area (consisting of retail, entertainment, and restaurant uses). The residential units would be located in two towers, a 35-story tower and a 23-story tower, (maximum 400-feet high), with the commercial uses located at the ground level in the towers and in the podium area between the towers. The project includes 833 parking spaces to be provided in 4-levels of above grade parking and 2-levels of subterranean parking on an approximately 123,340 square foot irregular shaped site. The applicant is also requesting flexibility in the future to shift square footage and units in either of the two towers and within podium levels without requiring a Modification to the Project Permit Compliance.

APPLICANT: Figueroa South Land LLC, Gary A. Finicle

STAFF RECOMMENDS APPROVAL.
Kevin Keller, (213) 978-1211

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| <p>11. <u>DIR-2005-5518-SPP-M1</u>
CEQA: ENV-2000-3577-EIR and
Addendum
Plan: Central City</p> | <p>Council District: 9
Location: 624 W. 12th Street and
1200 South Figueroa
Expiration Date: 10/10/06
Appeal Status: Appealable to City Council.</p> |
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PUBLIC HEARING

SPECIFIC PLAN EXCEPTIONS, pursuant to Section 11.5.7.F of the Municipal Code from the following Sections of the Los Angeles Sports and Entertainment District Specific Plan (Ordinance No. 174,225):

- a. Section 4 (Definitions) to permit up to 5,000 square feet of an on-site community fitness room to be excluded from the calculation of Floor Area in lieu of including the square footage as part of Floor Area calculations.
- b. Section 10.A.4 to permit a 400-foot high tower in lieu of the maximum 350-foot high tower otherwise permitted within the Figueroa South Subarea.
- c. Section 10.A.4 to permit the combined footprint of the towers to be 34% of the total land area in lieu of the combined footprint not exceeding 20% of the total land area within the Subarea.
- d. Section 10.A.4 to permit a 5-foot tower setback from the edge of the Podium which is adjacent to Figueroa Street in lieu of a 20-foot setback which is otherwise required.

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APPLICANT: Figueroa South Land LLC, Gary A. Finicle

STAFF RECOMMENDS APPROVAL.
Kevin Keller, (213) 978-1211

12. 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, October 24, 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) 978-1300 or by e-mail at APCCentral@lacity.org.