

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 28, 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.: 3, 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. DEPARTMENTAL REPORT

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. **ZA-2005-6604-ZV-YV-ZAA-1A**

CEQA: ENV-2005-6005-MND

Plan: Wilshire

Council District: 5

Location: 8525 W. Pico Boulevard

Expiration Date: 12/06/06

Appeal Status: ZAA not further
appealable; ZV and YV further
appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approvals, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of : **1)** a Variance from Section 12.21.1-A to permit the construction, use and maintenance of a mixed use project having a floor area ratio (FAR) of 3.0:1 (48,351 square feet) in lieu of the permitted FAR of 1.5:1 (24,175 square feet) in the C4-1-O Zone; and **2)** a Variance from Section 12.21-G to permit a maximum of 3,450 square feet of open space in lieu of the of the 4,500 square feet of the open space required.

APPLICANT: Fred Kimabakhsh, 8525 Pico LLC
Representative: Shahab Ghods

APPELLANT: Aaron Friedland and signatory others

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

4. **ZA-2006-264-PAD-1A**

CEQA: ENV-2006-265-CE

Plan: Westlake

Council District: 1

Location: 731 South Alvarado Street

Expiration Date: 11/28/06

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Zoning Administrator's Determination for an approval of plans to expand the use to include karaoke entertainment in conjunction with the continued use and maintenance of an existing restaurant dispensing a full line of alcoholic beverages for on-site consumption with hours of

operation from 10 a.m. to 2 a.m. daily. The applicant is proposing 10 banquet/studio rooms that will include a karaoke system for entertainment purposes to be used by the patrons of the restaurant.

APPLICANT: Tae Sang Park; Representative: Steve Kim

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Albert Landini, (213) 369-0552

5. **ZA-2006-2368-ZAA-1A** Council District: 4
CEQA: ENV-2006-2369-CE Location: 105 North Beachwood Drive
Plan: Wilshire Expiration Date: 12/02/06
Appeal Status: ZAA not further appealable.

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 12.08-C,2 to permit the construction, use, and maintenance of a porte cochere that observes a 0-foot southerly side yard setback in lieu of the 5 feet required in the R1-1 Zone for an existing single-family dwelling.

APPLICANT: Stephen Cole and Adrienne Kuman
Representative: Douglas Meyer

APPELLANT: Ruth Roberts

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Albert Landini, (213) 369-0552

6. **ZA-2005-7716-CUB-1A** Council District: 14
CEQA: ENV-2005-7717-CE Location: 1018 South Santa Fe Avenue
Plan: Central City North Expiration Date: 11/28/06
Appeal Status: CUB not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to allow the sale and dispensing for consideration and on-site consumption of beer and wine in conjunction with an existing 4,850 square-foot art gallery with live entertainment proposed in the form of fashion shows, poetry reading and a small ensemble to provide background music during artworks viewing with an occupancy for 140 patrons having hours of operation of 24 hours daily and beer and wine sales between 2 p.m. and 2 a.m. daily.

APPLICANT: Lance Sanders; Representative: Lee Rabun

APPELLANTS: Helen Campbell

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

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, December 12, 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.