

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

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

3. **ZA-1985-1403-ZV-PA1-1A**

CEQA: ENV-2005-7416-CE
Plan: Wilshire

Council District: 5
Location: 300 South Doheny Drive
Expiration Date: 12/12/06 extended
Appeal Status: PA1 not further
appealable; ZV further appealable, if
granted.

Continued from November 14, 2006.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U, of a Plan Approval requesting the modification of Condition 6 to allow paid validated parking in lieu of free valet parking and the modification of Condition 10 to allow the proposed paid validated parking in perpetuity without qualification in lieu of possible future review and modification, as imposed on the operation of the hotel under Case No.: ZA-1985-1403-ZV-YV.

APPLICANT: Robert Cohen; Representative: Jorge Barake

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Patricia Brown, (213) 978-1306

4. **DIR-2005-5505-SPP-SPA-M1-1A**

CEQA: ENV-2006-6574-CE
Plan: Hollywood

Council District: 13
Location: 5420 Harold Way
Expiration Date: 12/12/06 extended
Appeal Status: Not further appealable.

Continued from November 14, 2006.

PUBLIC HEARING

AN APPEAL of a Director's Determination approval of a Specific Plan Project

Permit Compliance Determination Modification to allow the construction, use, and maintenance of a 5-story, 11-unit, 14,926-square foot residential building with at grade and subterranean parking (residential over parking) with 25 covered parking spaces from a previously approved 18-unit, 5-story residential building with 29 covered parking spaces. Modifications to the floor plan/reduction of units have been made within the same general building envelope. The approval was given in conformance with the intent and purpose of the Vermont/Western Station Neighborhood Area Plan Specific Plan (Ordinance No. 173,749).

APPLICANT: 5420 Harold Way, LLC, Jason Tolleson, Serrano Development

APPELLANT: Dough Haines; Representative: Robert Silverstein

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Kevin Keller, (213) 978-1211

5. **ZA-2006-2705-YV-ZAA-ZAD-1A**
CEQA: ENV-2006-2706-CE
Plan: Hollywood

Council District: 5
Location: 9400 West Flicker Way
Expiration Date: 12/19/06
Appeal Status: ZAA and ZAD not further appealable; YV further appealable, if granted.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approvals of: **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a **Variance** from Section 12.21-A, 17(f)(1), to permit a 55% maximum lot coverage as required by Section 12.21-A, 17(f); **2)** pursuant to Los Angeles Municipal Code Section 12.28-A, a **Zoning Administrator's Adjustment** to permit a reduced rear yard of 22 feet in lieu of 25 feet as required by Section 12.07.01-C, 3; **3)** pursuant to Los Angeles Municipal Code Section 12.24-X, 7, a **Zoning Administrator's Determination** to permit an 8-foot in height hedge within the front yard in lieu of the maximum 3 feet 6 inches under Section 12.21-C, 1(g); and **4)** pursuant to Los Angeles Municipal Code Section 12.24-X, 11, a **Zoning Administrator's Determination** to permit in a Hillside Area: **a.** a reduced front yard of 0 feet in lieu of 5 feet as required by Section 12.21-A, 17 (a)(1); **b.** reduced side yards of 4 feet in lieu of 5 feet as required by Section 12.21-A, 17(b)(2); and **c.** parking within a two-car garage in lieu of the required five parking spaces as required by Section 12.21-A, 17(h)(1) and (2). All in conjunction with the remodeling of and additions to an existing 3,074 square-foot single-family dwelling, the removal of unpermitted improvements, the addition of 74 square-foot of area to the first floor, addition of a 2,870 square-foot second floor and the addition of 1,157 square-foot of exterior decks in a RE11 Zone and Hillside Area.

APPLICANT: Jill Greenberg; Representative: Beth Holden

APPELLANT: William E. Boehringer

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Linn Wyatt, (213) 978-1473

6. **ZA-1999-98-CUX-PA3-1A**
CEQA: ENV-2005-1631-CE
Plan: Wilshire

Council District: 10
Location: 721 South Western Avenue
Expiration Date: 12/12/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's determinations, pursuant to Los Angeles Municipal Code Section 12.24-M that: **1)** full compliance with the conditions of the prior actions has not been attained in association with the operation of a restaurant selling alcoholic beverages with a dance hall; **2)** the floor plans submitted for a plan approval in conjunction with the renovation of the site are not in compliance with the conditions of the approvals; **3)** the conditional use permit approved under the Case No. 1999-98-CUX and its subsequent plan approvals expired on April 18, 2006, and thus this plan approval application became moot; and **4)** therefore, the operation of a dance hall shall be discontinued in compliance with Condition No. 36; and **5)** the construction areas that have been illegally constructed without the proper permits prior to the approval of plans shall be restored to its original condition.

APPLICANT: Le Prive Dinner Club/Zoo Entertainment
Representative: King R. Woods

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Sue Chang, (213) 978-3304

7. **ZA-2006-1014-CUB-1A**
CEQA: ENV-2006-1015-MND
Plan: Central City North

Council District: 14
Location: 711 Ducommun Street
Expiration Date: 12/24/06
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 to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in

conjunction with the use and maintenance of a gentleman's club with live entertainment consisting of clothed and topless dancers in a premises.

APPLICANT: Mohammad Hosseinahmadi; Representative: Max Ahmadi

APPELLANT: 1) Eric Kurimura, Los Angeles Homba Hongwanji Buddhist Temple
2) Gerald Fukui, Fukui Mortuary

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

8. **ZA-2006-2921-CUB-1A** Council District: 10
CEQA: ENV-2006-2922-MND Location: 3470 Wilshire Boulevard
Plan: Wilshire Expiration Date: 12/24/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption accessory to the operation of a restaurant.

APPLICANT: Sungju C. Lee; Representative: Nathan Freeman

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Daniel Green, (213) 978-1304

9. **ZA-2006-3586-CUB-1A** Council District: 10
CEQA: ENV-2006-3587-MND Location: 3832 Wilshire Boulevard
Plan: Wilshire Expiration Date: 12/31/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,1 of a Conditional Use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption accessory to the operation of a restaurant.

APPLICANT: Manuel A. Kim; Representative: Steve S. Kim

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Daniel Green, (213) 978-1304

10. 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 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) 978-1300 or by e-mail at APCCentral@lacity.org.