

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING**

REVISED

**TUESDAY, FEBRUARY 27, 2007, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Young Kim, President
Franklin Acevedo, Vice President
Chanchanit Martorell, Commissioner
Nancy Whang, Commissioner
David P. White, Commissioner

Sheldred Alexander, Commission Executive Assistant I
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos.: 3, 4, 5, 6, 7, 8 & 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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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-2006-5092-ZAD-1A**

CEQA: ENV-2006-5093-CE
Plan: Hollywood

Council District: 4

Location: 3136 Lake Hollywood Drive

Expiration Date: 01-21-07

Appeal Status: Not further appealable.

Continued from January 9, 2007

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to permit a fence 6 feet 8 inches in height within the front yard in lieu of the maximum 3 feet 6 inches otherwise allowed under Section 12.21-C,1(g) of the Municipal Code in the R1 Zone.

APPLICANT: Karen Knauer; Representative: GLM Associates

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Daniel Green (213) 978-1304

4. **ZA-2006-781-CUB-CUX-ZV-1A**

CEQA: ENV-2006-782-MND
Plan: Central City

Council District: 9

Location: 819 South Flower Street

Expiration Date: 01-16-07

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

Continued from January 9, 2007

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's actions of: 1) the denial, pursuant to Los Angeles Municipal Code Section 12.24-W, 18, of a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a proposed basement-level nightclub with dance floor, and two bars in conjunction with an existing hotel having hours of operation from 8 p.m. to 2 a.m., daily, and in conjunction with mini-bars proposed to be located in each of the 68 hotel rooms; and 2) the approval entitlement language and Condition No. 7 which restricts the hours of operation, pursuant to Los Angeles Municipal Code Section 12.24-W, 1, of a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 6,600 square-foot restaurant within an existing hotel from 6 p.m. to 11 p.m., daily.

APPLICANT: Orchid Hotel, LP; Representative: Art Rodriguez

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Daniel Green (213) 978-1304

5. **ZA-1985-1403-ZV-PA1-1A**
CEQA: ENV-2005-7416-CE
Plan: Wilshire

Council District: 5
Location: 300 South Doheny Drive
Expiration Date: EXTENDED
Appeal Status: PA1 not further appealable;
ZV further appealable, if granted

Continued from January 23, 2007

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, which allows the Zoning Administrator to impose corrective conditions; 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

6. **ZA-2006-0482-ZV-ZAA-1A**
CEQA: ENV-2005-0483-CE
Plan: Wilshire

Council District: 4
Location: 336 South Alexandria Avenue
Expiration Date: 02-13-07
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,1, a Variance from Section 12.21-A,4(a) to permit the continued use and maintenance of three illegally converted dwelling units with no additional parking; and **2)** pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment to permit a 4-foot, 3-inch passageway in lieu of the required 10 feet.

APPLICANT: Benjamin Leeds; Representative: Steve Kaali
APPELLANT: Same

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

7. **ZA-2006-2197-ZAD-1A**
CEQA: ENV-2006-2198-MND
Plan: Hollywood

Council District: 5
Location: 2041 North Davies Way
Expiration Date: 03-18-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,21, of a Zoning Administrator's Determination to permit a single-family dwelling on one lot which does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the dwellings to the boundary of the Hillside Area, as otherwise required by Section 12.21-A,17(e)(3) of the Municipal Code.

APPLICANT: Geoff Schaaf; Representative: Ruben Ojeda
APPELLANTS: Leslie Monsour, Stanley Hills Drive Community, and
The Lookout Mountain Alliance

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

8. **ZA-2006-4238-CUB-1A**
CEQA: ENV-2006- -MND

Plan: Wilshire

Council District: 5
Location: 115 South Fairfax Avenue

Expiration Date: 03-06-07
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 continued sale and dispensing for consideration of a full line of alcoholic beverages as a use accessory to a hotel, with requested modifications to the conditions of the prior grant authorized by the City Council on appeal under Case ZA 2004-0479(CUB)(1A).

APPLICANT: Wilorna Enterprises, LLC; Representative: Steve Catalano
APPELLANT: Same

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

9. Tentative Tract No. 67433-1A

CEQA: ENV-2006-6944-MND
Plan: Wilshire

Council District: 10
Location: 1450 Point View Street
Expiration Date: 02-27-07
Appeal Status: Further appealable to
Council

PUBLIC HEARING

AN APPEAL, from the entire decision of the Deputy Advisory Agency's approval of Tentative Tract No. 67433 for the proposed construction of 22 condominium units on a 17,680 net square foot site, with 55 parking spaces, including 11 guest parking spaces in the [Q]R3-1 zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL
Theodore Irving (213) 978-1366

APPLICANT: Abraham Aghachi

APPELLANT: Rochelle Koretz

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, March 13, 2007,
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.