

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 26, 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: 3, 6, 7, 8, 9 and 10

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. **DIR -2006-10169-COA-1A**
CEQA: ENV-2006-10170-CE
Plan: Wilshire

Council District: 5
Location: 116 South Poinsettia Place
Expiration Date: Extended
Appeal Status: Not further appealable

Continued from April 24, 2007

PUBLIC HEARING

AN APPEAL, from the entire Determination of the Director of Planning in disapproving a Certificate of Appropriateness (COA) as filed for driveway widening and reduction of the front lawn within the Miracle Mile North Historic Preservation Overlay Zone.

APPLICANT: Shalom Rubanowitz and Barbara Rubanowitz

APPLICANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL
Melinda Gejer (213) 978-1214

4. [APCC-2006-7494-SPE](#)

CEQA: ENV-2006-7495-EAF-ND
Plan: Hollywood

Council District: 4

Location: 2935 North Hollyridge Drive

Expiration Date: Extended

Appeal Status: Appealable to Council

Continued from April 24, 2007

Public hearing completed on March 9, 2007

SPECIFIC PLAN EXCEPTION pursuant to Section 11.5.7.F of the Municipal Code from Section 7.G.3 of the Hollywoodland Specific Plan (Ordinance No. 168,121) to add a pitched roof to a single family dwelling that currently has a flat roof, thereby increasing the height of the building approximately 4 feet; and from Section 7.H.2 to permit a project having a lot coverage of approximately 33.6% in-lieu of the 30% maximum lot coverage otherwise permitted, for the proposed construction, use and maintenance of a 2-story, 750 square foot addition to an existing single family dwelling located on a 7,700 square foot irregular shaped lot classified in the R1-1 zone. There will be no grading required for the project.

APPLICANT: Paul Firestone

STAFF RECOMMENDS DISAPPROVAL

Lynda Smith (213) 978-1170

5. [APCC-2006-7728-SPE-SPPA-SPP](#)

CEQA: ENV-2006-3425-MND

Plan: Westlake

Council District: 1

Location: 485-495 South Hartford Avenue and
1453 West 5th Street

Expiration Date: 06/26/07

Appeal Status: Appealable to Council.

Continued from May 8, 2007

Public hearing completed on March 16, 2007

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F 1(f) of the Municipal Code, from Section 6.F.2 of the Central City West Specific Plan (Ordinance No. 176,519) for the following:

- a. To permit a project with a zero foot front yard setback in lieu of the minimum 15 foot front yard otherwise required;
- b. To permit a project with a zero foot side yard in lieu of the minimum 8 foot side yard otherwise required.

PROJECT PERMIT ADJUSTMENT, pursuant to Section 11.5.7E of the Municipal Code, from Section 8.D (Appendix D) to permit a total of 5,835 square feet of open space in lieu of the 6,975 square feet required by the Specific Plan.

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code, determination with the Central City West Specific Plan for the proposed construction, use and maintenance of a five-story (75 feet in height) 49-unit residential condominium and six foot high block wall providing 110 parking spaces on a 17,453 square foot irregular shaped site in the R5(CW)-U/6 zone of the Central City West Specific Plan. (Note Tentative Tract No. 65792 was approved with conditions by the Advisory Agency for condominium purposes on December 15, 2006)

APPLICANT: Saied Issacson, Hartford Capital Group, L.P.

STAFF RECOMMENDS APPROVAL
Lynda Smith (213) 978-1170

6. **ZA-2006-6156-ZV-ZAA-1A**

CEQA: ENV-2006-6157-CE
Plan: Wilshire

Council District: 4
Location: 427 South Gramercy Place
Expiration Date: Extended
Appeal Status: ZAA not further appealable
ZV further appealable, if granted

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's: **1)** denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Municipal Code Section 12.08-A to permit an adult residential board and care facility with a capacity of 40 persons in lieu of a capacity of 6 persons as otherwise allowed in the R4 Zone; and **2)** the denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Municipal Code Section 12.21-C,5(d) to permit a passageway of 4 feet 6 inches in lieu of the required 10 feet between the carport and the main building.

APPLICANT: Carolina Moran; Representative: Lottie Cohen
APPELLANT: Same

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

7. **ZA-2006-10417-ZAD-1A**

CEQA: ENV-2006-5645-MND
Plan: Wilshire

Council District:	10
Location:	900-906 So Crenshaw Blvd.
Expiration Date:	08/07/07
Appeal Status:	Not further appealable

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approvals of **1)** pursuant to the provisions of Section 12.24-X,22 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit a height of 45 feet, in lieu of the required 25 feet of transitional height as per Section 12.21.1-A,10; and **2)** pursuant to provisions of California Government Code Section 65915 and Senate Bill 1818, a Density Bonus Compliance Review for 32 units of affordable senior housing and requested three incentives which permit a height of four stories in lieu of three stories, a Floor Area Ratio of 3:1 in lieu of the 1.5:1 (13,404 square feet), and a 10% increase (total 35%) in the qualifying area of the recreation room for the open space requirement in lieu of the permitted 25%, all in conjunction with the construction, use, and maintenance of a 37,223 square feet mixed use project.

APPLICANT: Yoshiyuki Bill Watanabe; Representative: Kei Nagao

APPELLANT: Bruce Snyder

STAFF RECOMMENDS DENIAL OF THE APPEAL

Eric Ritter (213) 978-1321

8. **ZA-2006-5404-ZAA-1A**
CEQA: ENV-2006-5405-CE
Plan: Hollywood

Council District: 4
Location: 1541-1545 North Vista Street
Expiration Date: 06/27/07
Appeal Status: Not further appealable

PUBLIC HEARING

TWO APPEALS from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.10-C,4 to permit a midpoint lot width of 35 feet in lieu of the required 50 feet in conjunction with the proposed development of three townhouse condominiums which were approved by the Deputy Advisory Agency on July 28, 2006, under Parcel Map Case No. AA-2005-7700-PMLA in the R3-1 zone.

APPLICANT: Bianca Torrence; Representative: Bradley, E.B.E. Associates

APPELLANTS 1) John Peters; and 2) Eric Carr

STAFF RECOMMENDS DENIAL OF THE APPEAL

Sue Chang (213) 978-3304

9. **ZA-2006-9774-CUB-1A**
CEQA: ENV-2006-9775-CE
Plan: Wilshire

Council District: 4
Location: 3833 West 6th Street
Expiration Date: 08/07/07
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 sale and dispensing of beer and wine only for on-site consumption in conjunction with a proposed 1,432 square-foot restaurant seating 24 patrons (12 seats interior dining and 12 seats indoor patio) and having hours of operation from 11 a.m. to 2 a.m. daily.

APPLICANT: Steve Park; Representative: Steve Kim
APPELLANT: Same

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

10. **TT-64381-1A**
CEQA: ENV-2005-7021-MND-REC2
Plan: Wilshire

Council District: 4
Location: 430 So. Westmoreland Avenue
Expiration Date: 07/03/07
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. 64381, to permit the construction, use and maintenance of a 15-unit residential condominium on a 10,200 net square foot site in the (T)(Q)RAS4-1 zone with 34 parking spaces, including 4 guest spaces.

APPLICANT: Ron Jeffries
APPELLANT: Jae Hwan Yeon

STAFF RECOMMENDS DENIAL OF THE APPEAL
Maya Zaitzevsky (213) 978-1416

11. 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, July 10, 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.