

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 28, 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
Victor Viramontes, Commissioner
David P. White, Commissioner

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

POLICY FOR DESIGNATED PUBLIC HEARING: 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.

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-2006-1158-ZV-1A**
CEQA: ENV-2006-1160-MND
Plan: Central City

Council District: 14
Location: 849 No. Alameda St., Space E18
Expiration Date: Extended
Appeal Status: Zone Variance further
appealable, if granted

Continued from June 12, 2007

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.04.09-B, to permit sale for a full-line of alcoholic beverages for off-site consumption, as an accessory use, in conjunction with a 204 square-foot retail gift store, with hours of operation from 10 a.m. to 7 p.m. daily, in the PF-1VL Zone.

APPLICANT: Robert Fernandez; Representative: Nieves and Associates

APPELLANT: Same

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

4. **ZA-2006-6068-YV-ZAA-1A**
CEQA: ENV-2006-6069-MND
Plan: Wilshire

Council District: 4
Location: 550-560 Hobart Boulevard
Expiration Date: Extended
Appeal Status: Not further appealable

Continued from June 12, 2007

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance: **1)** from Section 12.21.1-A, to permit a 4.9:1 Floor Area Ratio (FAR) in lieu of the required 1.5:1 FAR in conjunction with the construction, use, and maintenance of a new 40-unit condominium project; **2)** for reduced side yards of 5 feet (south) and 8 feet (north) in lieu of 11 feet; and **3)** for a reduced rear yard varying in depth from 5 feet to 15 feet in lieu of 20 feet, as required by Section 12.14-C,2.

APPLICANT: Yoong Soo Lee; Representative: King R. Woods
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL
Eric Ritter (213) 978-1321

5. **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 June 26, 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
APPELLANT: Same

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

6. **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: Extended
Appeal Status: Appealable to Council.

Continued from June 26, 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

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, September 11, 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.