

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 9, 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

Gabriele Williams, Commission Executive Assistant II
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING: 3, 4, 5, 6, and 7.

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 agenda 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 agenda item 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-2006-10035-ZV-ZAA-1A**
CEQA: ENV-2006-10036-CE
Plan: Hollywood

Council District: 13
Location: 4216-4218 Virginia Avenue
Expiration Date: Extended
Appeal Status: ZV further appealable if granted; ZAA, not further appealable

PUBLIC HEARING –CONTINUED FROM 9-11-07

AN APPEAL from the Zoning Administrator's denials: **1) of Variances**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, from Section 12.08-C,4 to permit a second dwelling unit with zero square feet of lot area in lieu of the required 5,000 square feet per dwelling unit, and from Section 12.21-A,4(a) to permit one uncovered parking space for the second dwelling unit in lieu of the required two covered parking spaces; and **2) of Zoning Administrator's Adjustments**, pursuant to Los Angeles Municipal Code Section 12.28-A, from Section 12.21-C,1(g) to permit parking in the required front yard, from Section 12.21-C,2(a) to permit 7 feet 6 inches of space between the existing and proposed dwellings, from Section 12.21-C,2(b) to permit a passageway to the proposed dwelling of 7 feet 6 inches, from Section 12.21-C,2(e) to permit parking within the required passageway, from Section 12.08-C,2 to permit a side yard of 6 inches in lieu of the required 5 feet, and from Code Section 12.08-C,3 to permit a rear yard of 3 feet in lieu of the required 15 feet.

APPLICANT: Maria Navichoque; Representative: A. Carolina Abrego Pineda
APPELLANT: Same

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

4. **ZA-2005-7016-CUB-CUX-1A**
CEQA: ENV-2005-7017-MND
Plan: Central City

Council District: 9
Location: 101-131 East 6th Street
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING – CONTINUED FROM 9-11-07

AN APPEAL from the Zoning Administrator's denials: **1) of Conditional Uses**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to permit the sale and dispensing for

consideration of: **a)** a full line of alcoholic beverages for on-site consumption as a use accessory to a 6,634 square-foot restaurant with 202 seats at 101 East 6th Street; **b)** a full line of alcoholic beverages as a use accessory to a 5,499 square-foot restaurant with 126 seats (10 of which are on the sidewalk) at 129/131 East 6th Street; **c)** beer and wine for off-site consumption at 129/131 East 6th Street; **d)** a full line of alcoholic beverages for on-site consumption at a 3,627 square-foot bar with public dancing and live entertainment with 140 seats at 103 East 6th Street; **e)** beer and wine as a use accessory to a 1,467 square-foot restaurant with 8 seats at 117 East 6th Street; and **f)** beer and wine as a use accessory to a 1,757 square-foot restaurant with 20 seats at 119 East 6th Street, and **2)** of a Conditional Use, pursuant to Los Angeles Municipal Code Section 12.24-W,18, to permit public dancing in conjunction with the establishment of a bar at 103 East 6th Street.

APPLICANT: Brad Korzen; Representatives: Tom McCarthy; and Elizabeth Peterson
APPELLANT: Same

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

5. [ZA-2006-4782-ZAA-1A](#)
CEQA: ENV-2006-4784-CD
Plan: Wilshire

Council District: 10
Location: 5778 Olympic Boulevard
Expiration Date: 10-13-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of **1)** pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.10-C,2 of the Code to permit a west side yard of 4 feet and an east side yard of 5 feet in lieu of the 7 feet required in the R3 Zone.

APPLICANT: James Kim; Representative: King Woods
APPELLANT: Same

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

6. [ZA-2007-1132-CUB-ZV-1A](#)
CEQA: ENV-2007-1133-CE
Plan: Wilshire

Council District: 10
Location: 661 South Harvard Boulevard
Expiration Date: 10-17-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing

of beer and wine for on-site consumption; and **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.16 to permit a pool hall.

APPLICANT: Jun-Ho Ahn; Representative: Steve Kim

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL.

Patricia Brown, (213) 978- 1306

7. [ZA-2007-718-CUB-1A](#)

CEQA: ENV-2007-719-CE

Plan: Wilshire

Council District: 10

Location: 4121 West Olympic Boulevard

Expiration Date: 10-09-07

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 a full line of alcoholic beverages in a 2,323 square-foot restaurant with seven karaoke rooms.

APPLICANT: Johnny Tseng; Representative: Steve Kim

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL.

Patricia Brown, (213) 978- 1306

8. **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, October 23, 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.