

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 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
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, 7 and 8.

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-2006-4782-ZAA-1A**

CEQA: ENV-2006-4784-CD
Plan: Wilshire

Council District: 10
Location: 5778 Olympic Boulevard
Expiration Date: 11-27-07
Appeal Status: Not further appealable

PUBLIC HEARING - CONTINUED FROM OCTOBER 09, 2007.

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

4. **ZA-2006-7863-CUB-CUX-ZV -1A**

CEQA: ENV-2004-1232-MND
Plan: Hollywood

Council District: 13
Location: 6669-6677 West Hollywood Blvd.
Expiration Date: 11-27-07
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 a full line of alcoholic beverages for on-site consumption; **2)** Pursuant to Los Angeles Municipal Code Section 12.24-W,18, a Conditional Use to permit public dancing; and **3)** Pursuant to Los Angeles Municipal Code Section 12.27, a Variance from Section 12.16-E,5 to permit 11 required parking spaces off-site through lease in lieu of a recorded covenant.

APPLICANT: Tad Glauthier, Supper Club LA@Vogue Theatre
Representatives: Elizabeth Peterson; and Anne Moreno, Loeb & Loeb, LLP
APPELLANT: Same

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

5. [ZA-2006-10480-CUB-1A](#)
CEQA: ENV-2006-10481-MND
Plan: Central City

Council District: 14
Location: 1616 East 15th Street
Expiration Date: 11-27-07
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 allow the sale and dispensing of a full line of alcoholic beverages for consideration and on-site consumption in conjunction with an existing 8,668 square-foot adult cabaret with live entertainment consisting of female dancers, having an occupancy of 284 persons and hours of operation between 11 a.m. to 2 a.m. Sunday through Thursday and 11 a.m. to 4 a.m. Friday and Saturday.

APPLICANT: Downtown LA Club Ventures; Representative: John Weston
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL
Lourdes Green, (213) 978-1313

6. [ZA-2006-10263-CUB-1A](#)
CEQA: ENV-2006-10264-MND
Plan: Westlake

Council District: 1
Location: 2500 West 8th Street
(Units 108, 109 & 110)
Expiration Date: 11-27-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with the non-permitted full conversion of a restaurant to 10 karaoke room with total seating of 49 patrons and a request to extend the hours of operation from 11 a.m. to 11 p.m. to 11 a.m. to 2 a.m. daily.

APPLICANT: Mason Chang; Representative: Alex woo, Seo & Company
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL
Lourdes Green, (213) 978-1313

7. **TENTATIVE TRACT MAP NO. 68377-1A**

CEQA: ENV-2006-9424-MND
Plan: Wilshire

Council District: 4
Location: 4703 W. Beverly Boulevard
Expiration Date: 11-27-07
Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL, from parts of the decision by the Advisory Agency to approve Tentative Tract Map No. 68377, composed of 1-lot, for a maximum 8 residential condominium units.

APPLICANT: Nelli Ventures, LLC / Nelli Ogandzhanyan
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL.
Sterling Barnes, (213) 978-1359.

8. **AA-2006-2459-PMLA-1A**

CEQA: ENV-2006-2460-MND
Plan: Hollywood

Council District: 5
Location: 9100 Crescent Drive
Expiration Date: 11-27-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the decision by the Advisory Agency to disapprove Parcel Map AA-2006-2459-PMLA, for a proposed three-parcel, single-family subdivision of an approximately 108,400 square foot vacant hillside lot with an average natural slope of 75%.

APPLICANT: James Wecker; Representative: Kevin McDonnell
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper, (213) 847-1467.

9. **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 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.