

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 11, 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: 5, 6, 7, 9, 10, 11 AND 12.

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-2005-1003-CUB-PA1-1A**

CEQA: ENV-2005-1004-MND
Plan: Wilshire

Council District: 5
Location: 8140 & 8142 West 3rd St.
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING - CLOSED

At its meeting of October 23, 2007, the Central Area Planning Commission granted the appeal and overturned the Associate Zoning Administrator's determination. The matter was continued from October 23, 2007, for the Commission's review and approval of conditions, findings and the parking agreement.

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval request to modify Condition No. 6 of Case No. ZA-2005-1003 (CUB) to revise the hours of operation for the establishment to allow the use of the indoor area and outdoor patio from 8 a.m. to 9:30 p.m. daily, in lieu of 9 a.m. to 6 p.m. daily.

APPLICANT: Nicolas Meschin, Merdezut, Inc.; Representative: Alfredo Quesada
APPELLANT: Same

STAFF RECOMMENDS APPROVAL OF THE PROPOSED CONDITIONS, AMENDED FINDINGS AND PROPOSED PARKING AGREEMENT.
Sue Chang, (213) 978-1304

4. **ZA-1995-777CUZ-PA3-1A**

CEQA: ENV-2000-5394-CE
Plan: Hollywood

Council District: 4
Location: 7323 W. Sunset Blvd.
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING – CLOSED

At its meeting of October 23, 2007, the Central Area Planning Commission granted the appeal and overturned the Associate Zoning Administrator's determination. The matter was continued from October 23, 2007, for the Commission's review and approval of conditions, findings and plans.

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval for plans to add an equipment/battery cabinet in

conjunction with an existing wireless telecommunications facility previously approved on this site.

APPLICANT: Matt Vigil, Verizon Wireless
APPELLANT: Same

STAFF RECOMMENDS APPROVAL OF THE PROPOSED CONDITIONS, AMENDED FINDINGS AND PLANS.

Anik Charron, (213) 978-1307.

5. [ZA-2007-2289-ZAD-ZAA-1A](#)

CEQA: ENV-2007-2290-CE
Plan: Wilshire

Council District: 4
Location: 857 South Burnside Avenue
Expiration Date: 12-25-07
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-X,7, a Zoning Administrator's Determination for the authorization to maintain a 7-foot 6-inch high fence in lieu of the permitted 3-foot 6-inch within the front yard setback area of property zoned R1; and 2) Pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,1(g) of the Municipal Code to allow the continued use and maintenance of 10-foot 6-inch gate pilasters within the southerly side yard of property located in the R1 Zone.

APPLICANT: Johanna T. McElfresh; Denise Weinberg, Representative
APPELLANT: Same

STAFF RECOMMENDS DENY THE APPEAL.

Anik Charron, (213) 978-1307.

6. [AA-2006-2459-PMLA-1A](#)

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

Council District: 5
Location: 9100 Crescent Drive
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING – Carried over from November 27, 2007 due to a failure to act.

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.

7. [DIR-2007-3084-SPP-1A](#)
CEQA: ENV-2006-10377-MND
Plan: Hollywood

Council District: 4
Location: 1700 Hillhurst Avenue
Expiration Date: 12-17-07
Appeal Status: Not further appealable

PUBLIC HEARING

A PARTIAL APPEAL, of a Director's Determination for a Specific Plan Project Permit Compliance Determination to allow a 980-square foot take-out pizza restaurant and a 2,023 square-foot restaurant, with outdoor dining, within an existing 3,003-square foot, vacant commercial structure. The appeal involves a requirement to provide free valet service for off-site parking during weeknights, a 10:00 p.m. restriction for live music on weeknights, the requirement for air filters and a requirement to record covenants for the Director's Determination.

APPLICANT: Toufic Hemaïdan; Nick Pacheco, Representative
APPELLANT: Same

STAFF RECOMMENDS GRANT THE APPEAL, IN PART; APPROVE REVISED CONDITIONS OF APPROVAL.
Craig Weber, (213) 978-1213.

8. [APCC-2006-6208-ZC-ZAA](#)
CEQA: ENV-2006-6209-MND

Council District: 4
Plan: Wilshire
Expiration Date: 12-11-07
Appeal Status: Appealable to Council

Public Hearing completed on June 29, 2007.

Project Location: 715-731 S. Curson Avenue

Requested Action:

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]R3-1 (Multiple dwelling Zone to C4-1 (Commercial Zone) and

Pursuant to Section 12.28 of the Municipal Code an **Adjustment** to permit an 8% increase in the permitted Floor Area Ratio (FAR) resulting in an FAR of 1.58:1 in lieu of the maximum 1.5:1 FAR otherwise permitted.

Proposed Project:

Demolition of an existing office building and construction of a 29,660 square foot building, 3-stories, approximately 49 feet 6 inches in height, with approximately 26,000 square feet of office space, 2,860 square feet of roof deck, and 800 square feet of coffee shop space providing 112 parking spaces in a two level subterranean parking garage on an 18,779 square foot site.

APPLICANT: Axiom International, Inc. John Visconti, CEO
Moss & Associates, Inc. , Representative

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)C4-1 AND DENIAL WITHOUT PREJUDICE THE ADJUSTMENT.
Lynda Smith, (213) 978-1170.

9. [TT-67911-CC-1A](#)
CEQA: ENV-2006-9789-MND
Plan: Wilshire

Council District: 5
Location: 908 S. Shenandoah Street
Expiration Date: 12-11-07
Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL, from Condition Nos. 1b, 7b and 3, Finding (f), and other provisions of Ordinance No. 167,335, influencing the Tract approval and Condition S-3(i) of the Deputy Advisory Agency's determination approving Tentative Tract Map No. 67911-CC, to permit the conversion of an existing 16-unit apartment building with 32 parking spaces (31 covered and 1 uncovered) to 32-unit residential condominiums.

APPLICANT: Shenandoah Sands, LLC; Benjamin M. Reznik, Representative
APPELLANT: Same

STAFF RECOMMENDS DENY THE APPEAL.
Sterling Barnes, (213) 978-1359.

10. [ZA-2006-7342-CUB-CUX-1A](#)
CEQA: ENV-2006-7343-MND
Plan: Wilshire

Council District: 10
Location: 721 South Western Ave
Expiration Date: 1-09-08
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from Zoning Administrator's approvals: 1) 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 for on-site consumption at an existing 21,447 square-foot dinner club having 37 karaoke rooms for live entertainment; and 2) Pursuant to Los Angeles Municipal Code Section 12.24-W,18, of a Conditional Use to permit a proposed 663 square-foot event stage (dancing).

APPLICANT: Soo Hyong Lee; Steve S. Kim, Representative
APPELLANT: Ki Suk Kang

STAFF RECOMMENDS DENY THE APPEAL.
Albert Landini, (213) 978-1318.

11. [ZA-2006-385-CUB-CUX-1A](#)
CEQA: ENV-2006-386-MND
Plan: Central City

Council District: 14
Location: 615 South Broadway
Expiration Date: 12-18-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from Condition No. 7 of the Zoning Administrator's approvals of: 1) Pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a request for Conditional Use to allow the sale for on-site consumption of a full line of alcoholic beverages in conjunction with the operation of several entertainment venues and a restaurant venue within the Los Angeles Theater; and 2) Pursuant to Los Angeles Municipal Code Section 12.24-W,18, a request for a Conditional Use Permit to allow dancing in several venues within the Los Angeles Theater. (The applicant appellant requests a

modification of Condition No. 7 concerning: the requirement for individual Plan Approval applications for each venue; the five year term limit of the grant; and additional related issues.)

APPLICANT: Michael Delijani; Allen Matkins, Representative

APPELLANT: Same

STAFF RECOMMENDS DENY THE APPEAL.

Albert Landini, (213) 978-1318.

12. **TT-68955-1A**

CEQA: ENV-2007-1860-MND

Plan: Wilshire

Council District: 4

Location: 5022-5036 Rosewood Avenue

Expiration Date: 12-11-07

Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL, from the Deputy Advisory's determination approving Tentative Tract Map No. 68955, for the merger and resubdivision of four lots into one to construct a new 33-unit residential condominium with 74 parking spaces on a 27,009 net square foot site in the R3-1 zone.

APPLICANT: Paul Pagnone

APPELLANT: Karen Gilman

STAFF RECOMMENDS DENY THE APPEAL.

Theodore Irving, (213) 978-1366.

13. **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.

**Due to the Christmas holiday
the Central Area Planning Commission's regular meeting
on Tuesday, December 25, 2007
is CANCELLED.**

The next regular meeting of the Central Area Planning Commission
will be held at 4:30 p.m. on Tuesday, **January 8, 2008**,
at 200 North Spring Street, Room 1060, City Hall,
Los Angeles, California 90012

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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.