

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

CENTRAL AREA PLANNING COMMISSION – REVISED AGENDA
REGULAR MEETING
TUESDAY, JANUARY 08, 2008, 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: 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-2006-7863-CUB-CUX-ZV-1A**
CEQA: ENV-2004-1232-MND
Plan: Hollywood

Council District: 13
Location: 6669-6677 West Hollywood Blvd.
Expiration Date: Extended to 1-08-08
Appeal Status: Not further appealable

CONTINUED FROM NOVEMBER 27, 2007

PUBLIC HEARING – CLOSED

At its meeting of November 27, 2007, the Central Area Planning Commission granted the appeal and overturned the Associate Zoning Administrator's determination. The matter was continued from November 27, 2007 to January 08, 2008, for the Commission's review and approval of proposed conditions and findings.

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 APPROVAL OF THE PROPOSED CONDITIONS AND FINDINGS.
Sue Chang, (213) 978- 3304

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

CEQA: ENV-2006-9424-MND

Plan: Wilshire

Council District: 4

Expiration Date: 11-27-07

Appeal Status: Further appealable

CONTINUED FROM NOVEMBER 27, 2007

PUBLIC HEARING

Project Location: **4703 W. Beverly Boulevard**

Requested Action: **An Appeal**, from parts of the decision by the Advisory Agency to approve Tentative Tract Map No. 68377, composed of 1-lot.

Proposed Project: A proposed maximum 8-unit residential condominium development.

Applicant/Appellant: Nelli Ventures, LLC / Nelli Ogandzhanyan

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

5. **TENTATIVE TRACT MAP NO. 69415-1A**

CEQA: ENV-2007-3130-MND

Plan: Wilshire

Council District: 4

Expiration Date: 01-08-08

Appeal Status: Further appealable

PUBLIC HEARING

Location: **5920-5952 W. Melrose Ave. & 650 N. Wilcox Avenue**

Requested Action: **An Appeal, in part**, from the decision by the Advisory Agency to approve Tentative Tract Map No. 69415-1A. Specifically, the appellant is appealing the required improvements along Melrose Avenue and Wilcox Avenue.

Proposed Project: A proposed 40-unit residential condominium development on 47,112 net square foot site in the C1-1VL Zone.

Applicant/Appellant: **Alex Ghatan; Hancock Regency Partners and The Merrill Companies**
Representative: **Kamran Kazemi; Tala Associates**

STAFF RECOMMENDS DENY THE APPEAL; SUSTAIN THE ADVISORY AGENCY DECISION.
Sarah Rigamat, (213) 978-1382.

6. **VEST. TENTATIVE TRACT NO. 67880-1A**

CEQA: ENV-2007-3398-MND

Plan: Wilshire

Council District: 10

Expiration Date: 01-08-08

Appeal Status: Further appealable

PUBLIC HEARING

Location: **751-757 South Windsor Boulevard**

Requested Action: **An appeal** of the entire Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 67880 for condominium purposes to permit the merger and re-subdivision of two parcels into one lot totaling 19,421 net square feet in the [Q]R3-1 Zone for the construction, use and maintenance of a 15-unit residential condominium development, with 37 resident parking spaces including 7 guest parking spaces

Proposed Project: A new three-story, 15-unit residential condominium with 37 parking spaces

Applicant: **Bung Ko and Dong I. Ko**

Representative: **Cargill Associates**

Appellant: **R.J. Strotz, Esq.**

STAFF RECOMMENDS DENY THE APPEAL; SUSTAIN THE ADVISORY AGENCY DECISION.
Theodore Irving, (213) 978-1366; Maya Zaitzevsky, (213) 978-1416

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, **January 22, 2008**,
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.