

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 22, 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

POLICY FOR DESIGNATED PUBLIC HEARING: 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 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-2006-10115-CUX-ZV-1A**

CEQA: ENV-2006-10117-MND
Plan: Central City

Council District: 9
Expiration Date: Extended to 1-22-08
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: **1240 South Main Street**

AN APPEAL, from the Zoning Administrator's denials of: **1)** Pursuant to Los Angeles Municipal Code Section 12.24-W,18(b), a Conditional Use to permit a hostess dance hall with live entertainment in the basement level of an existing building in the M2-2D Zone, with seating for 128 and operating hours from 7 p.m. to 2 a.m. daily; and **2)** Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance from Section 12.21-A,4(i) to permit the required 22 parking spaces within 750 feet from the site on an off-site location through a parking agreement in lieu of the required covenant and agreement, in conjunction with the proposed hostess dance hall.

APPLICANT/APPELLANT: Richard Fedoruk; Roger Jon Diamond, Representative

STAFF RECOMMENDS DENY THE APPEAL.
Sue Chang, (213) 978-3304.

4. **ZA-2005-0983-CUB-PA1-1A**

CEQA: ENV-2007-3064-CE
Plan: Wilshire

Council District: 10
Expiration Date: 01-22-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: **3869-3871 Wilshire Boulevard**

AN APPEAL, from the Zoning Administrator's modification of Condition No. 9 (Hours of Operation), pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 10 of Case No. ZA-2005-0983(CUB), of a Plan Approval for a review of compliance with the conditions for the sale and dispensing of beer/wine in conjunction with an existing restaurant. The modified Condition No. 8 limits the hours of operation to 11 a.m. to 1 p.m. in lieu of the previous hours of 11:00 a.m. to 2:00 a.m.

APPLICANT/APPELLANT: Jae Kwon Kim; Alex Y. Woo, Representative

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

5. [ZA-2007-3044-CUB-1A](#)
CEQA: ENV-2007-3045-CE
Plan: Wilshire

Council District: 1
Expiration Date: 01-29-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: **3029 West Pico Boulevard**

AN APPEAL, 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 for consideration of beer and wine for on-site consumption as a use accessory to an existing restaurant and to permit alcohol sales in an adjacent building.

APPLICANT/APPELLANT: Sung Ki Hong; Steve S. Kim, Representative

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

6. [ZA-2006-10336-CUB-1A](#)
CEQA: ENV-2006-10337-MND
Plan: Hollywood

Council District: 4
Expiration Date: 2-13-08
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: **1700 North Hillhurst Avenue**

AN APPEAL, from from certain conditions of the Zoning Administrator's approval, 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 in conjunction with a proposed restaurant having both indoor and outdoor dining. Specifically appealed are Condition Nos.: 14- ("Happy Hour" advertising); 19- (free valet parking); and 21- (no outdoor music).

APPLICANT/APPELLANT: Toufic Hemaïdan; Nick Pacheco, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Albert Landini, (213) 978-1318.

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, **February 12, 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.