

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 26, 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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING: 3 and 4.

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, 10 days 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
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. **DEPARTMENTAL REPORT**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – February 12, 2008

3. **ZA-2006-385-CUB-CUX-1A**

CEQA: ENV-2006-386-MND

Plan: Central City

Council District: 14

Expiration Date: 2-26-08.

Appeal Status: Not further appealable

PUBLIC HEARING – Continued from 12-11-07

Location: 615 South Broadway

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

4. **ZA-2003-6244-CUB-CUX-PA1-1A**

CEQA: ENV-2003-6245-ND

Plan: Westlake

Council District: 1

Expiration Date: 02-26-08

Appeal Status: Not further appealable

PUBLIC HEARING

Location: 333 South Boylston Street

AN APPEAL, from the Zoning Administrator's actions of: **1)** his Determination that the applicant is not in compliance with at least 43 of the Conditions of the approval under Case No. ZA-2003-6244-CUB-CUX-1A; **2)** his denial of a Plan Approval, pursuant to Los Angeles Municipal Code Section 12.24-M, for the modification of Conditions, specifically Condition Nos.: **9.a-** to permit two dance floors in lieu of one; **10.c-** allow one additional hour of operation, allow patrons to enter one hour before closing, and permit alcohol service within 30 minutes of closing; **13.g-** substitute the existing as built floor plans of the use for the grant approval, and allow through a Plan Approval a future roof top dining area; and **18.m.3-** approve the as built existing locations of the Karaoke rooms; and **3)** the applicant requests that the address of the restaurant use pursuant to the existing grant be established correctly

APPLICANT/APPELLANT: Mark Fleishman and Jason Iriarte
Mark Armbruster, Representative

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

5. [APCC-2007-3678-SPE-ZAI-SPP](#)
CEQA: ENV-2007-3679-CE
Plan: Hollywood

Council District: 13
Expiration Date: 2/26/08
Appeal Status: Not further appealable

Public Hearing - Completed on January 4, 2007

Location: 6430 W. Sunset Boulevard

Requested Action:

1. Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from the following sections of the Hollywood Signage Supplemental Use District (Ordinance No. 176,172):
 - a. Section 5.F to permit the maximum allowable signage area for the project to be 5,812 square feet in lieu of the maximum 1,824 square feet of signage area that would otherwise be permitted.
 - b. Section 7.C.2.a to permit the bottom edge of three Electronic Message Display Signs to be located approximately 4-feet, 17-feet and 20-feet above grade (street level) in lieu of the minimum 35-feet above grade that is otherwise required.
 - c. Section 7.C.2.c to permit more than one electronic message display on both the Sunset Boulevard and the Cahuenga Avenue frontages.
 - d. Section 7.C.3 to permit two Electronic Message Display Wall signs, one 475 square feet in area, and the second 330 square feet, in area, in lieu of the maximum 300 square foot sign area that is otherwise permitted.
 - e. Section 7.Q.3 to permit window signs covering up to 100% of the window to which they are affixed in lieu of the maximum 10% window coverage which is otherwise permitted.
2. Pursuant to Section 8 of the Hollywood Signage Supplemental Use District Ordinance, a **Sign Area Bonus** to permit a modification to the maximum permitted combined sign area as specified in Request 1.a. above due to the removal of various existing legal non-conforming signs.
3. Pursuant to Section 11.5.7.H of the Municipal Code, an **Interpretation** of the Hollywood Signage Supplemental Use District Ordinance to clarify that the boundaries in which an Electronic Message Display can be located include the subject frontages at the southwest corner of the intersection of Cahuenga Avenue and Sunset Boulevard.
4. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Hollywood Signage Supplemental Use District.

Proposed Project:

The remodel of an existing building including a request to exceed the maximum allowable signage area for the subject property. The proposed signage will include the removal of some existing signs, the replacement of some existing signs, and the addition of various conforming and nonconforming signs.

Staff Recommends:

1. **Deny** an **Exception** to Section 5.F of the Hollywood Signage SUD to permit the maximum allowable signage area for the project to be 5,812 square feet in lieu of the maximum 1,824 square feet of signage area that would otherwise be permitted.
2. **Approve** an **Exception** to Section 5.F of the Hollywood Signage SUD to permit the maximum allowable signage area for the project to be 2,122 square feet in lieu of the maximum 1,824 square feet of signage area that would otherwise be permitted.
3. **Deny** an **Exception** to Section 7.C.2.a to permit the bottom edge of three Electronic Message Display Signs to be located approximately 4-feet, 17-feet and 20-feet above grade (street level) in lieu of the minimum 35-feet above grade that is otherwise required.
4. **Approve** an **Exception** to Section 7.C.2.a to permit the bottom edge of two Electronic Message Display Signs to be located approximately 4-feet and 17-feet above grade (street level) in lieu of the minimum 35-feet above grade that is otherwise required.

5. **Deny an Exception** to Section 7.C.2.c to permit more than one electronic message display on both the Sunset Boulevard and the Cahuenga Avenue frontages.
6. **Approve an Exception** to Section 7.C.2.c to permit more than one electronic message display on the Sunset Boulevard frontage.
7. **Deny an Exception** 7.C.3 to permit two Electronic Message Display Wall signs, one 475 square feet in area, and the second 330 square feet, in area, in lieu of the maximum 300 square foot sign area that is otherwise permitted.
8. **Approve an Exception** to permit one Electronic Message Display Wall sign, 330 square feet, in area, in lieu of the maximum 300 square foot sign area that is otherwise permitted.
9. **Deny an Exception** to Section 7.Q.3 to permit window signs covering up to 100% of the window to which they are affixed in lieu of the maximum 10% window coverage which is otherwise permitted.
10. **Approve an Exception** to Section 7.Q.3 to permit window signs covering up to 100% of the window to which they are affixed in lieu of the maximum 10% window coverage which is otherwise permitted for the sign located immediately adjacent to ground floor studio space only.
11. **Approve a Sign Area Bonus** to permit a modification to the maximum permitted combined sign area as specified in Request 1.a. above due to the removal of various existing legal non-conforming signs.
12. **Approve an Interpretation** of the Hollywood Signage Supplemental Use District Ordinance to clarify that the boundaries in which an Electronic Message Display can be located include the subject frontages at the southwest corner of the intersection of Cahuenga Avenue and Sunset Boulevard.
13. **Approve a Project Permit Compliance** determination with the Hollywood Signage Supplemental Use District.
14. **Certify** ENV-2007-3679 CE.

APPLICANT: BRCP Sunset SPE II, LLC, Connie Park

Lynda Smith, (213) 978-1170

6. **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, **March 11, 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.