

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 8, 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

**** CORRECTED AGENDA**

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.(s): 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 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

3. **APCC 2006-7826-SPE-SPPA-SPP**
CEQA: ENV-2006-3294-MND-REC1
Plan: Westlake

Council District: 1
Expiration Date: 3-11-08 (Extended)
Appeal Status: Appealable

PUBLIC HEARING – Completed on March 16, 2007 – Continued from March 25, 2008

Project Location: 454-464 Witmer Street

Requested Actions:

- 1. Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from the following Sections 8.A.6 of the Central City West Specific Plan (Ordinance No. 176,519):
 - a. Section 8.A.6 to permit a building on a lot that is located within 50 to 90 feet of a lot in the R3 or R4 zone to have a maximum height of 75 feet in lieu of a maximum height of 55 feet as is otherwise permitted; and
 - b. Section 6.F.2 to permit a project with a zero foot front yard setback in lieu of the required minimum 15 foot front yard. (Note: this exception is requested only if a 15 foot street dedication is required by the City of Los Angeles.)
- 2. Pursuant to Section 11.5.7.E of the Municipal Code, an **Adjustment** from Section 8.D (Appendix D) to permit a total of 4, 181 square feet of open space in lieu of the 5,125 square feet required by the Specific Plan.
- 3. Pursuant to Section: 11.5.7.C of the Municipal Code, a **Project Permit Compliance** determination with the Central City West Specific Plan.

Proposed Project:

Construction of a five-story (75 feet in height) 39-unit residential condominium providing 89 parking spaces on a 15,512 square foot irregular shaped site in the R5(CW)-U/6 Zone. (Note Tentative Tract No. 65793 was approved with conditions by the Advisory Agency for condominium purposes on December 14, 2006.)

Recommended Actions:

- 1. **Approve an Exception** from Section 8.A.6 to permit a building on a lot that is located within 50 to 90 feet of a lot in the R3 or R4 zone to have a maximum height of 75 feet in lieu of a maximum height of 55 feet as is otherwise permitted.
- 2. **Approve an Exception** from Section 6.F.2. of the Central City West Specific Plan to permit a project with a zero foot front yard setback in lieu of the minimum 15 foot front yard otherwise required.
- 3. **Approve an Adjustment** from Section 8.D (Appendix D) of the Central City West Specific Plan to permit a total of 4,181 square feet of open space in lieu of the 5,125 square feet required.
- 4. **Approve a Project Permit Compliance** with the Central City West Specific Plan.

5. **Adopt** ADDENDUM to ENV-2006-3294-MND-REC1.
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

APPLICANT: Saied Issacson, Hartford Capital Group L.P.
Lynda Smith, (213) 978-1170

4. **ZA-2007-2870-CUB-1A**
CEQA: ENV-2007-2751-MND
Plan: Hollywood
Council District: 4
Expiration Date: 4-16-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1813 N. Hillhurst Avenue

An appeal from 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 (Chi Dynasty).

APPLICANT: Jonathan Chi; Representative: Stanley Szeto
APPELLANT: Bill Mendoza

STAFF RECOMMENDS DENIAL OF THE APPEAL WITHOUT PREDJUDICE.
Sue Chang, (213) 978-3304

**** APPELLANT SUBMITTED A LETTER WITHDRAWING THE APPEAL RECEIVED MARCH 14, 2008.**

5. **DIR 2007-3634-COA-1A**
CEQA: ENV-2007-3636-CE
Plan: Wilshire
Council District: 4
Expiration Date: 5-5-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 127 N. Irving Boulevard

An appeal from the entire Determination of the Director of Planning in **disapproving a Certificate of Appropriateness (COA)** for the construction of a 1,611 square foot, two-story addition with alterations to the Façade and Visible Area including relocation of the chimney, new windows and openings, new stone steps, and new eaves to an existing single story "contributing" home within the Windsor Square Historic Preservation Overlay Zone.

APPLICANT: Sang and Young Kim; Representative: Gina G. Moffitt
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Meagan Hunter, (213) 978-1194

6. **DIR 2007-4619-COA-1A**
CEQA: ENV-2007-4618-CE
Plan: Wilshire
Council District: 5
Expiration Date: 4-9-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: **6118 W. Del Valle Drive**

An appeal from the entire Determination of the Director of Planning in conditionally **approving** a **Certificate of Appropriateness (COA)** for a two story addition of 87 square feet on the 1st story and 732 square feet on a new second story on an original single story Contributing structure within the Carthay Circle Historic Preservation Overlay Zone.

APPLICANT: Kobi and Ravit Bachar

APPELLANT: James Bedoian

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Maria Valenzuela, (213) 978-1214

7. **** DIR 2007-4191-BSA-1A**

CEQA: Exempt

Plan: Westlake

Council District: 1

Expiration Date: 5-5-08

Appeal Status: Not further appealable

PUBLIC HEARING

Location: **2517 W. 8th Street**

An appeal from the entire Determination of the Director of Planning in **denying**, pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, of **an appeal** from the action of the Department of Building and Safety in its determination that the recycling center operation is in violation of Condition 3b of Case No. ZA 97-0823(RV), in that recycling containers are located within 100 feet of an R Zone, as stated in the Los Angeles Department of Building and Safety Order to Comply No. A-1363299, Case No. 153673, effective January 31, 2007.

APPLICANT: Rosa Rodriguez; Representative: Cary Reisman

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.

Al Landini, (213) 978-1318

8. **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, **April 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.