

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

**CENTRAL AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, JUNE 10, 2008, 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> 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 ITEM No.(s): 3, 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 272, 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](http://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  
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. **ZA 2007-3497-ZAA-1A**  
CEQA: ENV 2007-3496-CE  
Plan: Hollywood

**Council District:** 4  
**Expiration Date:** 6-17-08  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 4705 W. Franklin Avenue

An appeal from the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.28, of a **Zoning Administrator's Adjustment: 1)** from Section 12.10-C,4 to permit the conversion, use and maintenance of a manager's office in the basement resulting in a total of 17 dwelling units with zero square feet of lot area for the 17th unit in lieu of the required 800 square feet per unit; **2)** from Section 12.10-C,2 to permit an existing reduced side yard of 5 feet in lieu of the required 6 feet; and **3)** from Section 12.21.1-A to allow a three-story apartment building that is 31 feet high in lieu of a two-story building or 30 feet in height as permitted under the Height District 1XL.

**APPLICANT:** Bradley Kraemer; Representative: Morrie Goldman  
**APPELLANT:** Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.  
Sue Chang, (213) 978-1318

4. **ZA 2007-5140-ZAA-1A**  
CEQA: ENV 2007-5141-CE  
Plan: Wilshire

**Council District:** 4  
**Expiration Date:** 6-11-08  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**Location:** 500 S. Hudson Avenue

An appeal from the Zoning Administrator's **denial**, pursuant to Los Angeles Municipal Code Section 12.28, of a **Zoning Administrator's Adjustment** from Section 12.21-C,1(g) to permit the construction, use and maintenance of an over-in-height 8-foot 4-inch high fence and gate within the front yard setback of a residential unit.

**APPLICANT:** Peter Leak and Karyn Lovegrove; Representative: J. Thomas Cairns Jr.  
**APPELLANT:** Same

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

5. **ZA-2008-0666-ZV-ZAA-1A**  
Related Case: VTT 70216-SL-1A  
CEQA: ENV 2008-0162-MND  
Plan: Hollywood

Council District: 13

Expiration Date: 6-29-08

Appeal Status: Not further appealable

**PUBLIC HEARING**

**Location:** 5401 La Mirada and 1261-1263 N. Serrano Avenue

An **appeal** from the Zoning Administrator's **approval**, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a **Variance** from Municipal code section 12.21-A,5 to permit a reduced turning radius of 21'-6" in lieu of the required 22'-8";

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 an **Adjustment** from LAMC Section 12.11-C,1 to permit a reduced front yard setback of 6 feet in lieu of the required 15 feet; and

An **Adjustment** from LAMC Section 12.11-C,2 to permit reduced side yard setbacks of zero feet in lieu of the required 10% of the lot width; and

An **Adjustment** from LAMC Section 12.21-C,2 (a) to permit a reduced building separation of zero feet in lieu of 10, to permit the construction of five single family homes pursuant to the Small Lot Ordinance; for a maximum **5 single-family lots** in the R4 Zone.

**APPLICANTS:** Sarah Graham, Marc Angelil

**APPELLANT:** Doug Haines; Representative: Robert Silverstein

STAFF RECOMMENDS GRANT THE APPEAL IN PART, AND DENY THE APPEAL IN PART.  
Luci Ibarra, (213) 978-1394

6. **VTT 70216-SL-1A**  
Related Case: ZA 2008-0666-ZV-ZAA-1A  
CEQA: ENV 2008-0162-MND  
Plan: Hollywood

Council District: 13

Expiration Date: 6-29-08

Appeal Status: Further appealable to City Council

**PUBLIC HEARING**

**Location:** 5401 La Mirada and 1261-1263 N. Serrano Avenue

An **appeal** from the Deputy Advisory Agency's **approval**, pursuant to Section 17.03 of the Los Angeles Municipal Code, of **Vesting Tentative Tract Map No. 70216**, located at 5401 La Mirada and 1261-1263 N. Serrano Avenue for a maximum **5 single-family lots** in accordance with the Small Lot Subdivision Ordinance in the Hollywood Community Plan. This unit density is based on the R4 Zone.

**APPLICANTS:** Sarah Graham, Marc Angelil

**APPELLANT:** Doug Haines; Representative: Robert Silverstein

STAFF RECOMMENDS GRANT THE APPEAL IN PART.  
Luci Ibarra, (213) 978-1394

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, **June 24, 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](mailto:APCCentral@lacity.org).