

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.(s): 3, 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 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 N. 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
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 2007-3391-ZV-ZAA-1A**
CEQA: ENV 2007-3392-CE
Plan: Wilshire

Council District: 5
Expiration Date: 7-22-08 (Extended)
Appeal Status: Zone Variance is further appealable to City Council if granted

PUBLIC HEARING – Continued from June 24, 2008

Location: 1455-1457 S. Shenandoah Street

An appeal from the Zoning Administrator's **denials**: pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of **1) a Variance** from Section 12.21-A,4(a) of the Municipal Code to waive the requirement for one additional parking space required in conjunction with the non-permitted conversion of a recreation room into a one-bedroom, 9th unit located within a legally-permitted 8-unit building with 16 parking spaces; and **2) a Variance** from Q Condition No. 5 of Ordinance No. 167,938 to allow a rooftop, as otherwise not permitted, to be counted toward the calculation of the required 100 square feet of useable open space required for each unit; and **3)** pursuant to Los Angeles Municipal Code Section 12.28 A, a **Zoning Administrator's Adjustment** from Section 12.10-C,4 of the Municipal Code to permit the continued use of a non-permitted 9th unit (converted from a recreation room) within a legally permitted 8-unit building to observe a lot area of 90 square feet in lieu of the 800 square feet of lot area required per unit in the R3 Zone.

APPLICANT: Rahman Parnassizadeh; Representative: Jorge Barake
APPELLANT: Same

STAFF RECOMMENDS: DENY THE APPEAL.
Lourdes Green, (213) 978-1318

4. **VTT 67382-CC-1A**
CEQA: ENV 2006-8207-CE
Plan: Wilshire

Council District: 5
Expiration Date: 7-22-08 (Extended)
Appeal Status: Further appealable to City Council

PUBLIC HEARING – Continued from June 24, 2008

Location: 115 N. Wetherly Drive

An appeal from the Deputy Advisory Agency's **disapproval**, pursuant to Section 17.03 and 12.95.2 of the Los Angeles Municipal Code, of **Vesting Tentative Tract Map No. 67382-CC**, composed of 1-lot for a 14-unit residential condominium conversion.

APPLICANT: Ronit Mehta, Xenon Investment Corporation; Representative: Rob Glushon
APPELLANT: Same

STAFF RECOMMENDS: DENY THE APPEAL
Lateef Sholebo, (213) 978-1454

5. **ZA 2007-2032-ZAD-1A**
CEQA: ENV 2007-2033-MND
Plan: Hollywood

Council District: 5
Expiration Date: 8-10-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 8815 W. Crescent Drive

An **APPEAL** of the **Zoning Administrator's denial**, 1) pursuant to Los Angeles Municipal Code Section 12.24-X,21, of the construction, use and maintenance of a new single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway width from the driveway apron that provides access to the main dwelling to the boundary of the Hillside Area as required under Section 12.21-A,17(e)(3) of the Code; and 2) pursuant to Los Angeles Municipal Code Section 12.24-X,11, a **Zoning Administrator's denial** of a reduced front yard depth of 2 feet in lieu of the minimum 5 feet required by Section 12.21-A,17(a) of the Code; all in conjunction with a proposed three-story, 8,864 square-foot new single-family dwelling with five parking spaces (three in an attached 668 square-foot garage plus two uncovered spaces) on a vacant 28,838 square-foot parcel located at the terminus of an unimproved dirt portion of upper Crescent Drive, a Substandard Hillside Limited Street.

APPLICANT: Gary Parker; Representative: Frederick Barak
APPELLANT: Same

STAFF RECOMMENDS: DENY THE APPEAL
Larry Friedman, (213) 978-1318

6. **DIR 2008-0021-SPP-DRB-1A**
CEQA: ENV-2008-0022-MND
Plan: Hollywood

Council District: 4
Expiration Date: 7-25-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 3315 N. Durand Drive

An **APPEAL** of the entire Director's Determination **approving** **Design Review** for the addition to an existing 51' tall, 4,235 square foot single family residence on a 26,179 square foot lot and **Specific Plan Project Permit Compliance** with the Hollywoodland Specific Plan.

APPLICANT: Garry Bormet
APPELLANTS: 1) Beachwood Canyon Neighborhood Association; Representative: Larry Markes
2) Fran Reichenbach

STAFF RECOMMENDS: DENY THE APPEAL
Jason Chan, (213) 978-3307

7. **DIR 2008-1124-SPP-1A**
CEQA: ENV-2008-0017-CE
Plan: Hollywood

Council District: 4
Expiration Date: 8-01-08
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 5167 Franklin Avenue

An **APPEAL** of a Director's Determination **approving** a **Specific Plan Project Permit Compliance** for the construction use and maintenance of an approximately 5,614 square foot single family residence.

APPLICANT: Asatur Art Gambourian and Greg Misakyan

APPELLANT: Kevin Mulligan

STAFF RECOMMENDS: DENY THE APPEAL
Craig Weber, (213) 978-1213

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, **August 12, 2008**,
at 200 North Spring Street, 10th Floor, 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.