

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

**CENTRAL AREA PLANNING COMMISSION
SPECIAL MEETING
TUESDAY, AUGUST 12, 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 (APPEAL LANGUAGE ON ITEM 5 *)

James Williams, Commission Executive Assistant I

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

- A. Presentation and Discussion on Condominium Conversions
Jared Rivera, LA Voice – Pico
Noel Weiss – Idea Advocate

This discussion will be limited to one (1) hour.

2. **COMMISSION BUSINESS**

- A. Advance Calendar
B. Commission Requests
C. Minutes of Meeting

3. **ZA 2007-5538-ZV-1A**

CEQA: ENV 2007-5539-CE
Plan: Hollywood

Council District: 4

Expiration Date: 8-26-08

Appeal Status: Zone Variance is further appealable to City Council if granted

PUBLIC HEARING

Location: 4600-4602 Los Feliz Boulevard

An appeal from the Zoning Administrator's **approval** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for a **Variance** to permit zero parking spaces in lieu of the required two parking spaces in conjunction with the legalization of two studio units in addition to the permitted 16 dwelling units on property located in the R3 Zone.

APPLICANT: Shelah Lehrer-Graiwer, Lehrer, Lehrer & Graiwer Partnership;
Representative: Jonathan Lehrer-Graiwer

APPELLANT: Same

STAFF RECOMMENDS: DENY THE APPEAL.
Anik Charron, (213) 978-1318

4. **ZA 2007-9906-CUB-ZV-1A**

CEQA: ENV 2007-9905-MND
Plan: Wilshire

Council District: 5

Expiration Date: 9-02-08

Appeal Status: Zone Variance is further appealable to City Council if granted

PUBLIC HEARING

Location: 420 N. La Cienega Boulevard

An appeal from the Zoning Administrator's **denial, 1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for a **Conditional Use** to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with a 1,635 square-foot restaurant; **2)** and pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, denial of a **Variance** from Section 12.21-A,4(c)(3) of the Code to permit reduced parking of 8 parking spaces in lieu of the required minimum 16 spaces.

APPLICANT: Basil Schmid, dba Boule, LLC; Representative: Wayne Avrashow, Esq.

APPELLANT: Same

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

5. **APCC 2006-8742-SPE-DI-SPP**

CEQA: ENV 2005-63-REC-3-MND
Plan: Hollywood

Council District: 13

Expiration Date: 8-12-08 (Extended)

Appeal Status: *Further appealable to City Council **

PUBLIC HEARING – Completed on May 30, 2008

Location: 1645 N. Vine Street

Requested Actions:

1. Pursuant to Section 11.5.7 H of the Municipal Code an Interpretation of Section 4 of the Hollywood Signage Supplemental Use District that the proposed sign is to be defined as a Supergraphic Sign.
2. Pursuant to 11.5.7 F of the Municipal Code, an Exception from Section 7.M 4.b of the Hollywood Signage Supplemental Use District to permit a Supergraphic Sign with greater than 15% of the sign area devoted to text and/or logo as is otherwise not permitted.
3. 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 construction, use and maintenance of an illuminated sign on the west elevation of the Broadway Hollywood Building. The over-all grid system for the proposed sign will be approximately 48 foot (h) by 36 foot (w), or approximately 1,728 square feet, with the top 7 to 12 feet of the grid extending above the roofline.

Recommended Actions:

1. **Approve** an **Interpretation** of Section 4 of the Hollywood Signage Supplemental Use District that the proposed sign is to be defined as a Supergraphic Sign.
2. **Approve** an **Exception** from Section 7.M 4.b of the Hollywood Signage Supplemental Use District to permit a Supergraphic Sign with greater than 15% of the sign area devoted to text and/or logo as is otherwise not permitted.
3. **Approve** a **Project Permit Compliance** with the Hollywood Signage Supplemental Use District Plan.
4. **Adopt** ENV-2005-63-REC-3-MND.
5. **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: The KOR Group, Inc.

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, **August 26, 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.