

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 23, 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

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

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 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 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. Inter-Departmental Presentation and Discussion of the Condo Conversion Process

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

CEQA: Exempt
Plan: Westlake

Council District: 1
Expiration Date: 5-5-08 (Extended)
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from May 13, 2008 & May 27, 2008

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

4. **ZA-2007-2702-YV-ZAA-ZAD-1A**

CEQA: ENV-2007-2703-MND
Plan: Hollywood

Council District: 5
Expiration Date: 9-30-08
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 1873 Sunset Plaza Drive

AN APPEAL, in part from the Zoning Administrator's approval, **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for a variance from Section 12.21-A,17(c) of the Municipal Code to permit a maximum height of 50.1 feet in lieu of the 36 feet otherwise permitted, in conjunction with an addition to an existing single-family residence in the hillside area, and **2)** pursuant to Los

Angeles Municipal Code Section 12.28, for the approval of an adjustment from Section 12.21-A,17(a) of the Municipal Code to permit a new roof eave to observe a zero-foot front yard setback in lieu of the 5 feet otherwise required; and, an adjustment from Section 12.21-A,17(b) of the Municipal Code to permit: 1) a northerly side yard with a varying width between zero feet and 7 feet 5 inches in lieu of 9 feet in conjunction with an extended roof eave, stairway, landings, balconies and building addition; and 2) a southerly side yard with a varying width between zero feet and 7 feet 5 inches in lieu of 9 feet in conjunction with a new raised parking space with a 42-inch guardrail, stairway, landing, balconies, roof eave and building addition, and **3)** pursuant to Los Angeles Municipal Code Section 12.24X 11, for approval of a Zoning Administrator's determination to permit a maximum of three on-site parking spaces in lieu of four parking spaces otherwise required in a Hillside area, pursuant to Section 12.21-A,17(h) of the Municipal Code, in conjunction with a proposed addition.

APPLICANT: Lawrence Kang
Representative: Martin Mervel, Studio Slab Inc.; and Irma Tucker, Rosenheim and Associates

APPELLANT: David Colin Phillips

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Lourdes Green, (213) 978-1318

5. **ZA-2007-3507-ZAD-ZAA-1A**

CEQA: ENV-2007-3508-MND
Plan: Hollywood

Council District: 4
Expiration Date: 8-12-08 ext.
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Project Location: 4759 Bryn Mawr Road

AN APPEAL, in part from the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, for a dismissal of a Zoning Administrator's Determination from the requirements of Section 12.21-A,17(e)(2) to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is not improved to a minimum of 20 feet in width adjacent to the subject property; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, a denial of a Zoning Administrator's Determination for 4 retaining walls from 4 feet to 23 feet in height; and **3)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, a denial of a Zoning Administrator's Determination to permit a wall 4 feet 6 inches in height within the front yard setback in lieu of the maximum permitted height of 3 feet 6 inches; and **4)** pursuant to Los Angeles Municipal Code Section 12.24-X,11, a denial of a Zoning Administrator's Determination to permit a height of 45 feet in lieu of the maximum permitted height of 36 feet and; **5)** pursuant to Los Angeles Municipal Code Section 12.28, a denial of an Adjustment to permit more than 75 percent of the front yard to be paved in lieu of the maximum of 50 percent permitted by the code, and **6)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, the approval of a Zoning Administrator's Determination from the requirements of Section 12.21-A,17(e)(3) to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is not improved to a minimum of 20 feet in width from the driveway apron of the subject property to the edge of the Hillside Area.

APPLICANT: Randy Wan Ausdall, Classic Projects, and
Brian Lee

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Pat Brown (213) 978-1306

6. **ZA-2007-4753-CUB-1A**

CEQA: ENV-2007-4754-MND
Plan: Wilshire

Council District: 10

Expiration Date: 08-13-08 ext.

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Project Location: 2915 W. Olympic Boulevard

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the request of a Conditional Use to permit an upgrade from beer and wine only to the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of an existing approximately 1,246 square -foot mini-market, having hours of operation from 8 a.m. to 1 a.m. daily, located within an existing approximately 7,500 square-foot, one-story, multi-tenant commercial building on an approximately 11,760 square-foot property in the C2-1 Zone.

APPLICANT: Gene Wonjin An and Blue Savannah Investments Co., LLC
Representative: Steve S. Kim, GSD Partners Inc.

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Larry Friedman (213) 978-1225

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, **October 14, 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.