

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

**CENTRAL AREA PLANNING COMMISSION  
TUESDAY, OCTOBER 28, 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

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

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS.: 3, 4, 6, 7, AND 8.**

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.**

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 <http://www.lacity.org/pln/index.htm>.

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

ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

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

**CEQA:** ENV-2007-4754-MND

**Plan:** Wilshire

***Continued from 09/23/08***

**Council District:** 10

**Location:** 2915 W. Olympic Boulevard

**Expiration Date:** 08-13-08 ext.

**Appeal Status:** Not further appealable to City Council

**PUBLIC HEARING**

**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:** Gene Wonjin An and Blue Savannah Investments Co., LLC

Representative: Steve S. Kim, GSD Partners Inc.

**STAFF RECOMMENDS DENIAL OF APPEAL.**

Larry Friedman (213) 978-1225

4. **ZA-2007-2409-ZAA-1A**

Related Case: Tentative Tract No. 64875

**CEQA:** ENV-2005-9414-MND-REC  
**Plan:** Hollywood

**Council District:** 13  
**Location:** 5841 Carlton Way  
**Expiration Date:** N/A  
**Appeal Status:** Not further appealable to City Council

PUBLIC HEARING

**AN APPEAL** from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.28, for a Zoning Administrator's Adjustment from Section 12.11-C,2 to allow 0-foot side yards in lieu of the required 5 feet for the upper parking level of an approved new 15-unit residential condominium with 37 parking spaces.

**APPLICANT:** Abe Abraham and Simon Kerendian

Representative: Arc Land Surveying and Engineering

**APPELLANT:** Maripat Donovan; and  
Melrose Hill Neighborhood Association – Ed Hunt, Planning Chair

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

5. **APCC-2008-0006-ZC**

Related Case: CPC-2005-5596-GPA-ZC

**CEQA:** ENV-2005-5597-MND-REC1  
**Plan:** Whilshire

**Council District:** 10  
**Location:** 5211 W. Venice Boulevard  
1537 S. Cochran Avenue  
**Expiration Date:** 10/25/08  
**Appeal Status:** Further appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 12, 2008

**ZONE CHANGE**, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32,F, request from (T)(Q)C2-1-O to C2-1-O;

**PROJECT:** No project is proposed. Removal of existing (T) and (Q) Conditions limiting use to electrical repair office use and outdoor storage and permitting of the entirety of uses allowed in the C2-1 Zone.

**APPLICANT:** Paul De Vore,  
CENTRAL AREA  
PLANNING COMMISSION

De Vore Lighting, Inc.

Representative: Lauren M. Madden,  
Allen Matkins Leck et.al, LLP

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM (T)(Q)C2-1-O TO [T][Q]C1.5-1-O SUBJECT TO CONDITIONS OF APPROVAL; ADOPTION OF FINDINGS; AND ADOPTION OF 0MITIGATED NEGATIVE DECLARATION NO. ENV-2005-5597-MND-REC1.

Lynda J. Smith (213) 978-1170

**6. ZA-2007-5965-CUB-1A**

**CEQA:** ENV-2007-6966-MND  
**Plan:** Hollywood

**Council District:** 4  
**Location:** 1815 No. Cahuenga Blvd.  
**Expiration Date:** 11/11/08  
**Appeal Status:** Not further appealable to City Council

PUBLIC HEARING

**AN APPEAL** from the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code Section 12.24-W,1, for a Conditional Use Permit to allow the sale of beer and wine, for off-site consumption, in conjunction with a market.

**APPLICANT:** Karapet Karo Muradyani and Park Green Properties

**Representative:** Wil Nieves

**APPELLANT:** Wilcox And Vicinity Enhancement, W.A.V.E., John K. Ehretz

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

**7. ZA-1993-0037-CUB-PA2-1A**

**CEQA:** ENV-2007-5524-MND  
**Plan:** Hollywood

**Council District:** 5  
**Location:** 7250 West Melrose Avenue  
**Expiration Date:** 11/26/08  
**Appeal Status:** Not further appealable to City Council

PUBLIC HEARING

**AN APPEAL** from the Zoning Administrator's determination **1)** pursuant to Los Angeles

Municipal Code Section 12.24-M, denying a request to modify Condition No. 21 of Case No. ZA 93-0037(CUB)(PA1) to allow the restaurant to open until 2 a.m. Tuesday through Saturday, in lieu of the hours between 10 a.m. to midnight Sunday through Thursday and 10 a.m. to 2 a.m. Friday and Saturday; and **2)** denial of a request to modify Condition No. 9 of Case No. ZA 93-0037(CUB)(PA1) to allow dancers on weekend afternoons between 2 p.m. and 7 p.m. or at special events, which will not exceed 4 special events per month; and **3)** denial of a request to modify Condition No. 20 of Case No. ZA 93-0037(CUB)(PA1) to allow the state licensed security guard to be on duty from sunset to one half hour past closing on Thursday and Sunday only in lieu of at least one State licensed and uniformed security guard daily from sunset to one-half hour after closing; and **4)** pursuant to Los Angeles Municipal Code Section 12.24-M, for an approval of a request to modify Condition No. 12 of ZA 93-0037(CUB)(PA1) to allow a total of 20 bar stools in lieu of 6 seats at the bar counter within the premises. [

APPLICANT: Michael Butler  
7250 Entertainment Group

Representative: Stephen Allen Jamieson  
Law Offices of Solomon, Saltsman & Jamieson

APPELLANT: Michael Butler  
7250 Entertainment Group

Representative: Stephen Allen Jamieson  
Law Offices of Solomon, Saltsman & Jamieson

STAFF RECOMMENDS DENIAL OF APPEAL.  
Sue Chang (213) 978-3304

**8. ZA-2001-0822-CU-ZV-PA1-1A**

**CEQA:** ENV-2008-2133-CE  
**Plan:** Wilshire

**Council District:** 10  
**Location:** 1619 S. Robertson Blvd.  
**Expiration Date:** 11/24/08  
**Appeal Status:** Not further appealable to City Council

**PUBLIC HEARING**

**AN APPEAL** from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-M, for plans of a new cafeteria and conversion of an existing office/break room area into kitchen facilities in conjunction with the operation of an existing 26,513 square-foot private school, grades 9-12 with 70 parking spaces as a previously-approved commercial corner development pursuant to Case No. ZA 2001-0822-(CU)(ZV).

APPLICANT: Alan Gindi

Representative: Jim Ries, Craig Lawson and Co., LLC

APPELLANT: Elizabeth Owens

STAFF RECOMMENDS DENIAL OF APPEAL.  
Michael LoGrande (213) 978-1318

## **9. 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, November 11, 2008**  
at the **200 North Spring Street, Room 1060, City Hall**  
**Los Angeles, California 90012**

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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)