

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

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, JANUARY 27, 2009, 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

Sheldred Alexander, 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 and 5

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**

Council District: 3

Location: 2915 W Olympic Blvd.

Expiration Date: 1-27-09

Appeal Status: Not further
appealable

CEQA: ENV-2007-4754-MND

Plan Area: Wilshire

Continued from October 28, 2008

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; and denial of Mitigated Negative Declaration No. ENV-2007-4754-MND.

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

APPELLANT: Same

RECOMMENDED ACTIONS:

Deny the appeal; sustain the Zoning Administrator's Determination to permit an upgrade from beer and wine only to the sale of a full line of alcoholic beverages for off-site consumption; and do not adopt Mitigated Declaration No. ENV-2007-4754-MND.

Staff: Larry Friedman (213) 978-1225

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

CEQA: ENV-2007-3508-MND

Council District: 4

Location: 4759 Bryn Mawr Rd

Expiration Date: 1/27/09

Appeal Status: Not further
appealable

Plan Area: Hollywood

Continued from November 25, 2008

PUBLIC HEARING

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; adoption of Mitigated Negative Declaration No. ENV-2007-3508-MND will be considered.

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

APPELLANT: Same

RECOMMENDED ACTIONS:

Deny the appeal; sustain the Zoning Administrator's decision; and adopt ENV-2007-3508-MND.

Staff: Pat Brown (213) 978-1306

5. **DIR-2008-1915-SPP-1A**

CEQA: ENV-2008-1916-MND

Plan Area: Wilshire

Council District: 10

Location: 3701 West Wilshire Boulevard

Expiration Date: 2/3/09

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

A PARTIAL APPEAL of a Director's Determination for a Specific Plan Project Permit Compliance Determination to allow renovation of an existing 30,000 square foot church administrative/classroom building and a 2,000 square foot chapel to be used for a grades 6-12 private school; adoption of Mitigated Negative Declaration No. ENV-2008-1916-MND will be considered.

APPLICANT: Lycee International of Los Angeles, John Fleck/Puchlik Design Associates,
Peter Schubert

APPELLANT: Aszkenazy Commercial Properties, LLC, Veronica Casillas

RECOMMENDED ACTIONS:

Deny the appeal; sustain the Director's Determination for Specific Plan Project Permit Compliance; modify Conditions of Approval; and adopt ENV-2008-1916-MND.

Staff: Craig Weber (213) 978-1213

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, February 10, 2009**
at the **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