

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

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, MARCH 10, 2009, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

*****CORRECTED AGENDA***
(TO CORRECT INFORMATION ON AGENDA ITEM #5)**

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 - California 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-2004-6850-CUB-PA1-1A**
CEQA: ENV-2004-6851-CE

Council District: 4
Location: 742 North Highland Avenue
Expiration Date: 3/28/09
Appeal Status: Not further appealable
Plan Area: Hollywood

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M, for Approval of Plans, to **amend** Case No. ZA 2004-6850(CUB) by correcting Condition No. 2 to identify a 329 square-foot mezzanine with eight (8) seats on Exhibit "A", and modifying Condition No. 8.b. from 5,869 square feet to 3,062 square feet and 100 seats to 87 seats; and **find** that the project is Categorically Exempt pursuant to Class 5, Category 23, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines Section 15100.

APPLICANT: Susan Feniger

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANT: Vina Chin and Jeremy Rowley

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator for Approval of Plans to **amend** Case No. ZA-2004-6850 (CUB) by correcting Condition No. 2 to identify a 329 square-foot mezzanine with eight (8) seats on Exhibit "A", and modifying Condition No. 8.b. from 5,869 square feet to 3,062 square feet and 100 seats; and **find** that the project is Categorically Exempt pursuant to Class 5, Category 23, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines Section 15100.

Staff: Nick Brown (818) 374-5069

4. **ZA-2008-2354-CUB-CU-ZAD-1A**
CEQA: ENV-2008-2355-MND

Council District: 5
Location: 6317 Wilshire Boulevard
Expiration Date: 4/8/09
Appeal Status: Not further appealable
Plan Area: Wilshire

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 24, for the **approval** of a Conditional Use Permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel, and a Conditional Use Permit to **allow** a hotel use within 500 feet of an R Zone; and pursuant to Los Angeles Municipal Code Section 12.24-X 1, for the **approval** of a Zoning Administrator's Determination to allow the Adaptive Reuse of an existing medical office building into a 74-room hotel; and **approve** Mitigated Negative Declaration No. ENV-2008-2355-MND as the environmental clearance for the project as recommended by City staff.

APPLICANT: Michael Orwitz, 6317 Wilshire LLC
Representative: Joshua Williams, Rosenheim Associates, Inc.

APPELLANT: Kamran Soraya

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator for the **approval** of a Conditional Use Permit to allow the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel; a Conditional Use Permit to allow a hotel use within 500 feet of an R-Zone; **approval** of a Zoning Administrator's Determination to allow the Adaptive Reuse of an existing medical office building into a 74-room hotel; and **adopt** the Mitigated Negative Declaration ENV-2008-2355-MND as the environmental clearance for the project as recommended by City staff.

Staff: Lourdes Green (213) 978-1313

5. **ZA-2004-1323-ZAD-PA-1A**
CEQA: ENV-2008-1199-CE

Council District: 45 1
Location: 1111 W. Sunset Blvd.
Expiration Date: 3-18-09
Appeal Status: Not further appealable
Plan Area: Central City North

PUBLIC HEARING

An appeal from the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-M, for the Approval of Plans to permit a **modification** of ZA 2004-1323(ZAD)-1A to allow an increase from the originally-permitted 71 live/work units to 92 live/work units on Lot; and **find** that the project is Categorically Exempt pursuant to Class 32, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

APPLICANT: Michael Kamen, Simi Valley Shopping Center, L.P.
Representative: Linda A. Bernhardt, Loeb & Loeb, LLP

APPELLANT: Holy Hill Community Church
Representative: Sam Kim, Sam Kim and Associates

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator for **approval** of plans to permit a modification of ZA-2004-1323-ZAD-1A to allow an increase from the originally-permitted 71 live/work units to 92 live/work units on Lot A; and **find** that the project is Categorically Exempt pursuant to Class 32, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Staff: Lourdes Green (213) 978-1313

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, March 24, 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