

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

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, MARCH 24, 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. 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. **DIR 2008-3227-DRB-SPP-1A**
CEQA: ENV-2006-9426-MND-REC1

Council District: 4
Location: 3314-3320 North Lugano Place
Expiration Date: N/A
Appeal Status: Not further appealable
Plan Area: Hollywood

*****NOTE: A LETTER OF WITHDRAWAL OF APPEAL WAS RECEIVED FROM
APPLICANT/APPELLANT ON MARCH 5, 2009 *****

AN APPEAL of the entire determination of the Director of Planning's disapproval of the Project Permit Compliance review and Design Review Board recommendation per the **HOLLYWOODLAND SPECIFIC PLAN** for the construction of a new 3-story over basement, 36' high, 4,912 square foot, single-family residence with attached 993 square foot garage and 520 square feet of outdoor space on two vacant lots totaling 19,231.5 square feet. Total project size: 6,425 square feet.

APPLICANT/APPELLANT: Thomas Ryan

4. **VTT-65583-CN-DB-1A and**
ZA-2006-10260-ZAA-DB-1A
CEQA: ENV-2006-10262-MND

Council District: 13
Location: 6527-6531 Leland Way
Expiration Date: 3/24/09
Appeal Status: VTT further appealable
Plan Area: Hollywood

CONTINUED FROM JANUARY 13, 2009 MEETING

PUBLIC HEARING

PROPOSED PROJECT

1) A Vesting Tentative Tract for a 1-lot subdivision for 11 residential condominiums (including 3 density bonus units) with 29 parking spaces, with incentives for providing one affordable unit, an increase in height to 36 feet in-lieu-of the required 30 feet, and a 12-foot front yard setback in-lieu-of the required 15 feet; and 2) a Zoning Administrator's Adjustment to permit a 5-foot rear yard in lieu of the required 15 feet.

REQUESTED ACTIONS

Appeals from part of the decision of the Advisory Agency in approving VTT-65583-CN-DB and the entire decision by the Zoning Administrator in approving ZA-2006-10260-ZAA-DB; and **adopt** the Mitigated Negative Declaration ENV-2006-10262-MND as the environmental clearance for the project as recommended by City staff.

Staff: Mike Young (213) 978-1362

APPELLANTS: (1) David Carrera (VTT-65583-CN-DB)
(2) Leland Condominiums, LLC (VTT-65583-CN-DB)
(3) Maria Hinton (ZA-2006-10260-ZAA-DB)

APPLICANT: Leland Condominiums, LLC

RECOMMENDED ACTIONS

1. **Deny** Appeal #1.
2. **Grant** Appeal #2 in part and amend Condition Nos. 9.c.2., 9.i., and Finding (b) (Subdivision Map Act).
3. **Sustain** the action of the Deputy Advisory Agency in approving VTT-65583-CN-DB.
4. **Modify** Vesting Tentative Tract Conditions of Approval as modified in Appeal #2.
5. **Modify** Vesting Tentative Tract Findings (Subdivision Map Act) as modified in Appeal #2.
6. **Deny** Appeal #3.
7. **Modify** Findings of the Zoning Administrator as modified in Appeal #3.
8. **Adopt** Conditions of Approval of ZA-2006-10260-ZAA-DB.
9. **Adopt** the Mitigated Negative Declaration ENV-2006-10262-MND.

5. **ZA-2008-0434-CUB-ZV-1A**
CEQA: ENV-2008-0435-MND

Council District: 10
Location: 1356 So. La Brea Avenue
Expiration Date: 4/18/09
Appeal Status: Further appealable if
ZV is approved
Plan Area: Wilshire

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the denial of a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with an existing 2,509 square-foot restaurant with patio dining accommodating 84 patrons, which as revised by the applicant is to include 48 interior restaurant seats, 12 patio seats and 22 seats within two karaoke rooms, with proposed hours of operation from 5:00 p.m. to 12 midnight, daily; and **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, for the denial of a Variance from Section 12.26-E,5 of the Municipal Code to allow the provision of 20 off-site parking spaces in lieu of a recorded covenant; and **denial** of Mitigated Negative Declaration No. ENV-2008-0435-MND as the environmental clearance for the project as recommended by City staff.

APPLICANT: Han C. Sin
Representative: Steve S. Kim, GSD Partners, Inc

APPELLANT: Han C. Sin
Representative: Patrick E. Panzarello

RECOMMENDED ACTIONS

Deny the appeal; **sustain** the Zoning Administrator's decision for **denial** of a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in an existing restaurant, and the **denial** of a Variance to allow 20 off-site parking spaces by lease in lieu of a recorded covenant, and **do not adopt** Mitigated Negative Decision ENV-2008-0435-MND as the environmental clearance for the project as recommended by City staff.

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, April 14, 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