

OFFICIAL
CITY OF LOS ANGELES
Los Angeles Central Area Planning Commission Minutes
Tuesday, March 24, 2009
200 North Spring Street, Room 272
Los Angeles California 90012

MINUTES OF THE LOS ANGELES CENTRAL AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President Young Kim at 4:45 p.m.

Commissioners present: Franklin Acevedo, Young Kim, Chanchanit Martorell, Victor Viramontes

Commissioner absent: David White

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

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/APELLANT 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/APELLANT: Thomas Ryan

STAFF: JASON CHAN

DISCUSSION:

Jason Chan provided an update to the above case.

NO ACTION WAS REQUIRED BY THE COMMISSION

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.

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.

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

STAFF: Mike Young (213) 978-1362

DISCUSSION

Motion: To Continue to **April 28, 2009**

Moved: Kim

Seconded: Acevedo

Ayes: Martorell, Viramontes

Absent: White

Vote: **4-0**

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.

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.

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

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

STAFF RECOMMENDATION: To Deny the Appeal
Lourdes Green - (213) 978-1313

DISCUSSION

Staff presented a brief outline of case.

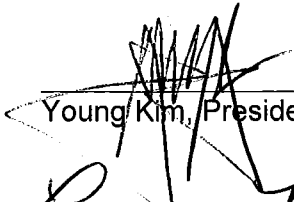
Discussion ensued.

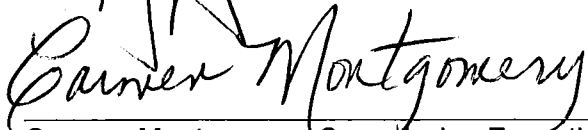
Motion: To Continue to **May 12, 2009**
Moved: Kim
Seconded: Acevedo
Ayes: Martorell, Viramontes
Absent: White

6. PUBLIC COMMENT PERIOD

No speakers.

There being no further business to come before the Los Angeles Central Area Planning Commission, the meeting adjourned at 5:23 p.m.



Young Kim, President

Carmen Montgomery, Commission Executive Assistant
Los Angeles Central Area Planning Commission