

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 27, 2010, After 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Justin Kim, Commissioner
Young Kim, Commissioner
Daniel Suh, Commissioner

James K. Williams, Commission Executive Assistant I

(213) 978-1300

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 and 4.

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 on 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 agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, 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 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, 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
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Election of Officers

3. **ZA-2008-2464-CUB-ZV-1A**

CEQA: ENV-2008-2465-MND-REC1, REC2

Plan Area: Central

Council District: 9 – Perry

Expiration Date: 8-30-10

Appeal Status: ZV further appealable if approved

PUBLIC HEARING

LOCATION: 1050 S. HILL STREET

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the approval of Conditional Use permit, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the interior remodel of the existing 40,754 square-foot vacant historical theater (Belasco Theatre - LA Historical Monument #476) including ancillary theater, two restaurants with 622 seats and a total occupancy of no more than 1,537 patrons, a nightclub and live entertainment, and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,18, for dismissal of a Conditional Use permit request to allow patron dancing, and **3)** pursuant to Los Angeles City Charter Section 562 and Municipal Code Section 12.27, for the approval of for a Variance from Los Angeles Municipal Code Section 12.12-A to allow public dancing in the existing historic theater/commercial entertainment establishment to be comprised of three dance floors having a total of 3,903 square-feet as otherwise not allowed, and the adopted environmental clearance Mitigated Negative Declaration Reconsideration ENV-2008-2465-MND-REC1 and REC2.

Applicant: Mehdi Bolour

Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

Appellant: Sammy Choa, Ten Thirty-Eight, Inc.

Representative: Steve Catalano, Kindel Gagan, Inc.

RECOMMENDATION:

Deny the appeal; **Sustain the Zoning Administrator's decision 1)** for the approval of Conditional Use permit, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the interior remodel of the existing 40,754 square-foot vacant historical theater (Belasco Theatre - LA Historical Monument #476) including ancillary theater, two restaurants with 622 seats and a total occupancy of no more than 1,537 patrons, a nightclub and live entertainment, and **2)** for dismissal of a Conditional Use permit request to allow patron dancing, and **3)** for the approval of a request for a Variance from Los Angeles Municipal Code Section 12.12-A to allow public dancing in the existing historic theater/commercial entertainment establishment to be comprised of three dance floors having a total of 3,903 square-feet as otherwise not allowed, and adopt environmental clearance Mitigated Negative Declaration Reconsideration ENV-2008-2465-MND-REC1 and REC2.

Staff: Albert Landini (213) 978-1318

4. **DIR-2010-278-CCMP-1A**
CEQA: ENV-2009-2588-MND
Plan: Westlake

Council District: 1 – Reyes
Expiration Date: 7-27-10
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 2005 W. PICO BOULEVARD

REQUESTED ACTION:

An appeal in part from the Determination of the Director of Planning for approval of a Certificate of Compatibility (CCMP) related to the following: 1) A height limitation for a proposed free-standing wall; and 2) Requirements involving percentage of opaque and non-opaque windows along Pico Boulevard associated with the construction of a two story office and assembly hall over two levels of subterranean parking on a vacant "Non-contributing" site within the Pico-Union Historic Preservation Overlay Zone. Consideration of Mitigated Negative Declaration No. ENV-2009-2588-MND.

Applicant: Sergio Rascon, Laborer's Union 300
Representative: Lee Ambers

Appellant: Same

RECOMMENDATION:

1. **Deny the appeal.**
2. Sustain the Director's Determination approving a Certificate of Compatibility and the Conditions of Approval therein.
3. Adopt Mitigated Negative Declaration No. ENV-2009-2588-MND.

Staff: Maritza Przekop (213) 978-1221

5. **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, August 10, 2010** at

City Hall
200 North Spring Street, 10th Floor
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.