

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 11, 2011, 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, 4, 5, 6 and 7.

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

3. ZA-2009-4164 ZAD-1A
CEQA: ENV-2009-4165-MND
Plan: Hollywood

Council District: 5 – Koretz
Expiration Date: 1-26-11
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 1779 N. CRESCENT HEIGHTS BOULEVARD

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.28, for the dismissal of **1)** an Adjustment from Section 12.21-C,5(b) of the Los Angeles Municipal Code to permit a reduced front yard of 5 feet 1-1/2 inches in lieu of the 55 feet otherwise required in that the applicant has withdrawn this part of the request, and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the approval of a Zoning Administrator's Determination to permit over-in-height fences and gates within the required front yard in lieu of the maximum 3.5 feet otherwise required, and **3)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the approval of three retaining walls to a maximum height of 10 feet in lieu of two walls to a maximum height of 10 feet otherwise permitted by Section 12.21-C,8(a), and for the approval of the environmental clearance Mitigated Negative Declaration ENV-2009-4165-MND.

Applicant: Walter Schild
Representative: John Parker, Pacific Crest Consultants
Appellant: 1) Shawn Hously and Daniel Haste
2) Crescent Heights Concerned Homeowners and Wayne Marmorestein
Representative: Stephen L. Jones

RECOMMENDATION:

Deny the appeal; Sustain the Zoning Administrator's decision for the dismissal of 1) an Adjustment to permit a reduced front yard of 5 feet 1-1/2 inches in lieu of the 55 feet otherwise required in that the applicant has withdrawn this part of the request, and for the approval of 2) a Zoning Administrator's Determination to permit over-in-height fences and gates within the required front yard in lieu of the maximum 3.5 feet otherwise required, and for the approval of 3) three retaining walls to a maximum height of 10 feet in lieu of two walls to a maximum height of 10 feet, and approve the environmental clearance Mitigated Negative Declaration ENV-2009-4165-MND.

Staff: Lynn Wyatt (213) 978-1318

4. **ZA-2009-2116-CUB-1A**
CEQA: ENV-2009-2117-CE
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: 1-11-11 Ext.
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the meeting of November 9, 2010

LOCATION: 3879 WILSHIRE BOULEVARD

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the approval of a Conditional Use Permit, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing restaurant in the C4-2 Zone, and finding the environmental clearance Categorical Exemption ENV-2009-2117-CE.

Applicant: Jung Sae Park
Representative: Steve S. Kim, GSD Partners, Inc.
Appellant: Susie Byun
Representative: Steve S. Kim, GSD Partners, Inc.

RECOMMENDATION:

Deny the appeal; Sustain the Zoning Administrator's decision for the approval of a Conditional Use Permit, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in an existing restaurant in the C4-2 Zone, and find the environmental clearance Categorical Exemption ENV-2009-2117-CE.

Staff: Susan Whisnant (213) 978-1318

5. **ZA-2008-3851-ZV-ZAA-1A**
CEQA: ENV-2007-1123-MND
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: 1-11-11 Ext.
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the meeting of November 23, 2010

LOCATION: 1534-1536 S. SIERRA BONITA AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of **1)** a Variance from Section 12.09-A,2 to permit the legalization of two dwelling units, which were illegally added without a permit, and from Section 12.21-A,4(a) to permit zero additional parking spaces in lieu of the two covered and one uncovered parking spaces that are otherwise required for the additional two dwelling units and, pursuant to Los Angeles Municipal Code Section 12.28, and for the denial of **2)** a Zoning Administrator's Adjustment to permit a reduced passageway of 4 feet to access the two dwelling units in the rear of the property in lieu of the 10 feet otherwise required in Section 12.21-C,2(b), all in conjunction with the legalization of two illegal units resulting in a total of four dwelling units on a lot in an R2-1 Zone, and for the denial of the environmental clearance Mitigated Negative Declaration ENV-2007-1123-MND.

Applicant: Barbara Appleberry
Representative: Debbi and John Morris
Appellant: Same

RECOMMENDATION:

Deny the appeal; Sustain the Zoning Administrator's decision for the denial of 1) a Variance to permit the legalization of two dwelling units, which were illegally added without a permit, and to permit zero additional parking spaces in lieu of the two covered and one uncovered parking spaces that are otherwise required for the additional two dwelling units, and for the denial of 2) a Zoning Administrator's Adjustment to permit a reduced passageway of 4 feet to access the two

dwelling units in the rear of the property in lieu of the 10 feet otherwise required in conjunction with the legalization of two illegal units resulting in a total of four dwelling units on a lot in an R2-1 Zone, and consider the environmental clearance Mitigated Negative Declaration ENV-2007-1123-MND.

Staff: Sue Chang (213) 978-1318

6. **ZA-2009-1185-CUW-1A**

CEQA: ENV-2009-1186-MND

Plan Area: Wilshire

Council District: 5 – Koretz

Expiration Date: 1-11-11 Ext.

Appeal Status: Further appealable if approved

PUBLIC HEARING – Reconsideration of an item heard on October 12, 2010

LOCATION: 125 N. DOHENY DRIVE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the denial of a Conditional Use Permit to authorize the installation, use and maintenance of an unmanned wireless telecommunications facility in the [Q]R4-1 Zone, and finding the environmental clearance Mitigated Negative Declaration ENV-2009-1186-MND.

Applicant: Phil Brown, AT&T

Representative: Margaret Chang, Black & Veatch

Appellant: Same

RECOMMENDATION:

Deny the appeal; Sustain the Zoning Administrator's decision for the denial of a Conditional Use Permit to authorize the installation, use and maintenance of an unmanned wireless telecommunications facility in the [Q]R4-1 Zone, and find the environmental clearance Mitigated Negative Declaration ENV-2009-1186-MND.

Staff: Susan Whisnant (213) 978-1318

7. **DIR-2010-1338-COA-1A**

CEQA: ENV-2009-1339-CE

Plan: Wilshire

Council District: 4 – LaBonge

Expiration Date: 1-11-11

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 427 S. McCADDEN PLACE

PROPOSED PROJECT:

The **Certificate of Appropriateness** for an after-the-fact approval of a 39" high brick wall and a 42" high entry gate in the front yard.

REQUESTED ACTION:

An Appeal of the Director of Planning's **denial** of a Certificate of Appropriateness pursuant to Section 12.20.3 N of the Los Angeles Municipal Code (LAMC). Consider Categorical Exemption No. ENV-2009-1339-CE.

Applicant: Franklin H. Menlo/Menlo Living Trust

Appellant: Franklin H. Menlo/Menlo Living Trust

Representative: Fred Gaines, Esq., Gaines and Stacey, LLP

RECOMMENDATION:

1. Deny the appeal.
2. Sustain the Determination of the Director of Planning in disapproval of a Certificate of Appropriateness for an after-the-fact approval of a 39" high brick wall and a 42" high entry gate in the front yard.
3. Adopt the associated Findings.
4. Adopt Categorical Exemption No. ENV-2010-1339-CE.

Staff: Blake Lamb (213) 978-1178

8. 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, January 25, 2011** 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.