

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 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
Young Kim, Commissioner
Kevin Norton, Commissioner
Daniel Suh, Commissioner

Sheldred Alexander, Commission Executive Assistant

(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 ITEMS 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 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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of minutes for August 23, 2011; September 13, 2011; and September 27, 2011

3. **VTT-70608-CN-1A**

CEQA: ENV-2008-2726-MND

Plan: Wilshire

Council District: 4 – LaBonge

Expiration Date: Extended

Appeal Status: Further appealable to City Council

CONTINUED FROM MEETING OF JULY 26, 2011

LOCATION: 664 SOUTH RIMPAU BOULEVARD and 4661 WEST WILSHIRE BOULEVARD

PROPOSED PROJECT:

The construction, use, and maintenance of a 12-unit residential condominium with 30 parking spaces.

REQUESTED ACTION:

An Appeal from the entire decision of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 70608-CN.

Applicants: Chung Hyuk Pak and Soon Pak
Representative: Joe Pink, ARC Pac Inc.

Appellants: Nancy and John Reinisch and the Rimpau Neighborhood Coalition
Representative: Rob Glushon and Steve Kaplan, Luna & Glushon

RECOMMENDATIONS:

1. Deny the appeal in part;
2. Sustain in part, the decision of the Deputy Advisory Agency in approving VTT-70608-CN for the construction of a 12-unit residential condominium with 30 parking spaces.
3. Adopt the modified Conditions of Approval.
4. Adopt the Findings.
5. Adopt ENV-2008-2726-MND

Staff: Haydee Urita-Lopez (213) 978-1453

4. **ZA-2010-0803-ZV-ZAA-1A**
CEQA: ENV-2010-802-CE
Plan: Hollywood

Council District: 5 – Koretz
Expiration Date: Extended
Appeal Status: ZV further appealable,
if approved

PUBLIC HEARING

CONTINUED FROM MEETING OF AUGUST 23, 2011

Location: 812-814 NORTH SYCAMORE AVENUE

Requested Action:

An appeal of the Zoning Administrator's decision: **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of **a)** a Variance from Section 12.09-A,2 of the Municipal Code to permit three dwelling units in lieu of a maximum two units permitted in the R2 Zone, **b)** a Variance from Section 12.21-A,4(a) to permit one parking space in lieu of the required two spaces for the third unit and three uncovered parking spaces in lieu of covered spaces, **c)** a Variance from Section 12.21-A,5 to permit two compact parking spaces in lieu of two standard spaces for two dwelling units, and **d)** a Variance from Section 12.21-A,5(i)(1) to permit cars to back out onto a Local Street; **2)** pursuant to Los Angeles Municipal Code Section 12.28-A, for the denial of **a)** Zoning Administrator's Adjustment from Section 12.21-C,2(b) to permit a reduced passageway between structures of 3 feet in lieu of 10 feet otherwise required, **b)** a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to permit one uncovered parking space within the required front yard, and **c)** a Zoning Administrator's Adjustment from Section 12.09-C to permit a reduced rear yard of 3 feet in lieu of 15 feet, and to permit a reduced side yard of 1-foot in lieu of 5 feet otherwise required in an R2 Zone; and **3)** an appeal of the Zoning Administrator's decision to not concur with environmental clearance Categorical Exemption ENV-2010-802-CE Class I, Category 22, Article III, Section I, City CEQA guidelines.

APPLICANT: Pauli Smith
APPELLANT: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1)** to deny **a)** a Variance to permit three dwelling units in lieu of the maximum of two units permitted in the R2 Zone, **b)** a Variance to permit one parking space in lieu of the required two spaces for the third proposed unit and three uncovered parking spaces in lieu of covered spaces, **c)** a Variance to permit two compact parking spaces in lieu of two standard spaces for two dwelling units; and **d)** a Variance to permit cars to back out onto a Local Street; **2)** to deny **a)** Zoning Administrator's Adjustment to permit a reduced passageway between structures of 3 feet in lieu of 10 feet otherwise required, **b)** a Zoning Administrator's Adjustment to permit one uncovered parking space within the required front yard, and **c)** a Zoning Administrator's Adjustment to permit a reduced rear yard of 3 feet in lieu of 15 feet, and to permit a reduced side yard of 1-foot in lieu of 5 feet otherwise required in an R2 Zone.
3. **Sustain** the Zoning Administrator's decision to not concur with environmental clearance Categorical Exemption ENV-2010-802-CE Class I, Category 22, Article III, Section I, City CEQA guidelines.

Staff: Sue Chang (213) 978-1318

5. **ZA-2010-3439-CUB-CUX-1A**
CEQA: ENV-2010-3440-MND
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: 10-23-11
Appeal Status: Not further appealable

LOCATION: 707-721 SOUTH WESTERN AVENUE
3814 WEST 7th STREET
700-716 SOUTH MANHATTAN PLACE

REQUESTED ACTION:

An appeal of the entire Zoning Administrator's approval, pursuant to Section 12.24-W,1 and Section 12.24-W,18(a) of the Los Angeles Municipal Code, of a Conditional Use Permit to allow the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 21,447 square-foot dinner club with 38 karaoke rooms and dancing in the C2-1 Zone; and the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Mitigated Negative Declaration, ENV 2011-3440-MND.

Applicant: Yeon H. and Si Yeon Park
Representative: Justin S. Kim

Appellant: Snow Seola Cho

RECOMMENDATION:

1. **Deny** the appeal of the entire decision of the Zoning Administrator's approval, pursuant to Sections 12.24-W,1 and 12.24-W,18(a) of the Los Angeles Municipal Code, a Conditional Use Permit to allow the continued sale of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 21,447 square-foot dinner club with 38 karaoke rooms and dancing in the C2-1 Zone.
2. **Sustain** the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Mitigated Negative Declaration, ENV 2011-3440-MND.

Staff: Jeff Pool/Maya Zaitzevsky (213) 978-1316

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, October 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.