

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 10, 2012, 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 ITEM: 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**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of minutes for February 28, 2012

3. **APCC-2008-4700-SPE**

CEQA: ENV-2008—4699-MND-REC

Related Case: DIR-2010-0593-DRB-SPP

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 4/16/12

Appeal Status: Appealable to Council

PUBLIC HEARING HELD ON MARCH 12, 2012

Location: 2946 Beachwood Drive

Proposed Project:

Addition of 478 square feet to an existing single-family residence. The lot size is 9,869.9 square feet. The proposed project consists of adding 478 square feet to an existing 2,514 square foot, two-story residence by adding a new master bedroom.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Find** the Mitigated Negative Declaration ENV-2008-4699-MND-REC previously Adopted by the Director of Planning is adequate and no additional environmental clearance is necessary.
2. Pursuant to Section 11.5.7 F of the Municipal Code, **Exception** to the Hollywoodland Specific Plan (Ordinance No. 268,121) as follows: From Section 7.G(3) to allow additional height from the existing building of 37 feet and six (6) inches in height for the proposed master bedroom, a 478 square foot additional and new building height of 43 feet and eight (8) inches.

APPLICANT: Alexander Berkeley

Representative: Cynthia Phakos and Adrian Koffka
Koffka/Phakos Design

Recommended Actions:

1. **Find** that the Mitigated Negative Declaration No. ENV-2008-4699-MND-REC is adequate environmental clearance and complies with the California Environmental Quality Act.
2. **Disapprove** a Specific Plan Exception to permit the construction of an addition to a single-family residence with a height of 43 feet and eight (8) inches.
3. **Adopt** the Findings.

Staff: B. Lamb (213) 978-1167

4. **ZA-2011-1763-CUB-1A**
CEQA: ENV-2011-1764-CE
Plan: Wilshire

Council District: 10 – Wesson
Expiration Date: 4-28-12
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 3224 WEST OLYMPIC BOULEVARD, #103

Requested Actions:

An **appeal** of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to **DENY** a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing restaurant in Unit No. 103 of a mini-shopping center on a lot zoned C2-1; and pursuant to Los Angeles Municipal Code Section 12.24-W,27, to **DENY** a Conditional Use allowing deviation from Section 12.22-A,23 of the Code to permit restaurant hours of operation past 11 p.m. in lieu of no later than 11 p.m. or earlier than 7 a.m. for a mini-shopping center/commercial corner development adjacent to a residential use; and the decision of the Zoning Administrator to adopt the action of the lead agency in issuing **Notice of Exemption** (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-1764-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: Won Avec, Inc.
Representative: James Han

APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to **DENY** a Conditional Use to allow the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing restaurant in Unit No. 103 of a mini-shopping center on a lot zoned C2-1; and pursuant to Los Angeles Municipal Code Section 12.24-W,27, to **DENY** a Conditional Use allowing deviation from Section 12.22-A,23 of the Code to permit restaurant hours of operation past 11 p.m. in lieu of no later than 11 p.m. or earlier than 7 a.m. for a mini-shopping center/commercial corner development adjacent to a residential use; and
3. **Sustain** the Zoning Administrator's decision to adopt the action of the lead agency in issuing the **Notice of Exemption** (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-1764-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Staff: Sue Chang (213) 978-3304

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, April 24, 2012** 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.