

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CENTRAL AREA PLANNING COMMISSION  
TUESDAY, AUGUST 11, 2009, 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Young Kim, President  
Franklin Acevedo, Vice President  
Chanchanit Martorell, Commissioner  
Victor Viramontes, Commissioner  
David P. White, Commissioner

Carmen Montgomery, Commission Executive Assistant  
(213) 978-1300; FAX (213) 978-1029

**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 and 6:

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 of 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 agendized items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, 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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, 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 90<sup>th</sup> 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  
EIR - Environmental Impact Report

ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Elections of Officers - Continued from July 14, 2009

D. Minutes of June 23, 2009 and July 14, 2009

3. **ZA-2007-2504-ZAD-1A**

**CEQA:** ENV-2007-2505-MND

**Plan Area:** Hollywood

**Council District:** 4

**Expiration Date:** 8/11/09

**Appeal Status:** Not further appealable

CONTINUED FROM JUNE 9, 2009 MEETING

**PUBLIC HEARING**

**Project Location:** 6041 West Rodgerton Drive

**REQUESTED ACTIONS:**

**An Appeal** of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the approval of a Zoning Administrator's Determination to permit a freestanding retaining wall with a maximum height of 20 feet, a second freestanding retaining wall with a maximum height of 12 feet, and a third freestanding retaining wall with a maximum height of 6 feet in lieu of the permitted two retaining walls with a maximum height of 10 feet each under Section 12.21-C,8 of the Code, all in conjunction with the construction of a 3,306 square-foot single-family dwelling on an existing 9,236 square-foot vacant lot, and the adopted Mitigated Negative Declaration No. ENV-2007-2505-MND.

**RECOMMENDED ACTIONS:**

**Deny** the appeal; **sustain** the decision of the Zoning Administrator for approval of a Zoning Administrator's Determination to permit a freestanding retaining wall with a maximum height of 20 feet, a second freestanding retaining wall with a maximum height of 12 feet, and a third freestanding retaining wall with a maximum height of 6 feet in lieu of the permitted two retaining walls with a maximum height of 10 feet each, all in conjunction with the construction of a 3,306 square-foot single-family dwelling on an existing 9,236 square-foot vacant lot, and **adopt** Mitigated Negative Declaration No. ENV-2007-2505-MND.

**APPLICANT:** Franco Brunetti  
Representative: Ronald Chang

**APPELLANT:** Beachwood Canyon Neighborhood Association  
Representative: Fran Reichenbach

**APPELLANT:** Hollywoodland Homeowners Association  
Representative: Cara Rule

**Staff:** Larry Friedman (213) 978-1225

4. **ZA-2008-0703-CUB-1A** **Council District:** 13  
**CEQA:** ENV-2008-0704-MND **Expiration Date:** 8/18/09  
**Plan Area:** Hollywood **Appeal Status:** Not further appealable

**PUBLIC HEARING REQUIRED**

**Project Location:** 4857 Melrose Avenue

**REQUESTED ACTIONS:**

**An Appeal** of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the denial of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages; and denial of the environmental clearance Mitigated Negative Declaration ENV-2008-704-MND.

**RECOMMENDED ACTIONS:**

**Deny** the appeal; **sustain** the Zoning Administrator's decision for the denial of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages; and **consider** the environmental clearance Mitigated Negative Declaration ENV-2008-0704-MND.

**APPLICANT:** Jae Huyn Lee  
Representative: Steve S. Kim, GSD Partners, Inc.

**APPELLANT:** Jae Huyn Lee

**STAFF:** Pat Brown (213) 978-1306

5. **ZA-2008-3338-ZAA-ZAD-1A** **Council District:** 5  
**CEQA:** ENV-2008-3339-CE **Expiration Date:** 8/31/09  
**Plan Area:** Hollywood **Appeal Status:** Not further appealable

**PUBLIC HEARING REQUIRED**

**Project Location:** 8574 Cole Crest Drive

**REQUESTED ACTIONS:**

**An Appeal** of the Zoning Administrator’s decision, **1)** pursuant to Los Angeles Municipal Code Section 12.28, A, for the approval of an Adjustment from Section 12.21-C,1(g) to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall and fence with pilasters and gates up to 21 feet 6 inches high in the front and side yard setback area; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the approval of a Determination to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall in the front and side yard setback areas on an approximately 12,850 square-foot lot in the R1-1 Zone; and **3)** find the environmental clearance Categorical Exemption ENV-2008-3339-CE.

**RECOMMENDED ACTIONS:**

**Deny** the appeal; **sustain** the Zoning Administrator’s decision for the approval of an Adjustment to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall and fence with pilasters and gates up to 21 feet 6 inches high in the front and side yard setback area; and **2)** approval of a Determination to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall in the front and side yard setback areas on an approximately 12,850 square-foot lot in the R1-1 Zone; and **3) find** the environmental clearance Categorical Exemption ENV-2008-3339-CE.

**APPLICANT:** Carl King  
Representative: Fred Gaines, Esq.

**APPELLANT:** Joseph A. Cardella

**STAFF:** Michael LoGrande (213) 978-1318

- |   |  |
|---|--|
| <p>6. <b><u>ZA-2008-3405-CUB-CUX-1A</u></b><br/> <b>CEQA:</b> ENV-2008-3406-MND<br/> <b>Plan Area:</b> Central City</p> | <p><b>Council District:</b> 9<br/> <b>Expiration Date:</b> 8/26/09<br/> <b>Appeal Status:</b> Not further appealable</p> |
|---|--|

**PUBLIC HEARING REQUIRED**

**Project Location:** 7108 West 2<sup>nd</sup> Street

**REQUESTED ACTIONS:**

**An Appeal** of the Zoning Administrator’s decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the approval of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,18, for the approval of a Conditional Use Permit to allow public patron dancing; and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-3406-MND.

**RECOMMENDED ACTIONS:**

**Deny** the appeal; **sustain** the Zoning Administrator’s decision **1)** for the approval of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and **2)** for the approval of a Conditional Use Permit to allow public patron dancing; and **adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-3406-MND.

**APPLICANT:** Andrew Meieran, Edison Downtown, Inc.  
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

**APPELLANT:** Andrew Meieran, Edison Downtown, Inc.  
Representative: Joshua Kaplan & Elizabeth Peterson

**STAFF:** Michael LoGrande (213) 978-1318

## 7. **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 25, 2009** at the 200 North Spring Street, 10<sup>th</sup> Floor, City Hall  
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](mailto:APCCentral@lacity.org)