

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

**CENTRAL AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, JUNE 22, 2004, 4:30 P.M.  
200 NORTH SPRING STREET, 10<sup>th</sup> FLOOR  
LOS ANGELES, CALIFORNIA 90012**

Beverly A. Ziegler, President  
Mary Lou Dudas, Vice President  
Steven Carmona, Commissioner  
Janett Humphries, Commissioner  
Young Kim, Commissioner

Gabriele Williams, Commission Executive Assistant  
(213) 978-1247 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 NO: 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 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 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. NOTE: Materials received after the mailing deadline will be placed in the official case file.***

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 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.cityofla.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.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. 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

3. CPC 2003-1779-CDO-ZC

**CEQA:** ENV 2003-1780-ND

**Plan:** Wilshire

**Council District:** 4

**Location:** Commercially zoned properties along Wilshire Boulevard, from Sycamore Avenue on the east and Fairfax Avenue on the west as shown in Exhibit A.

**Expiration Date:** N/A

**Appeal Status:** N/A

Establishment of the Miracle Mile Community Design Overlay District (CDO), instituting design guidelines and standards and associated Zone Changes, which restrict signage and place design controls on site planning, building orientation, articulation, massing, and building materials on all commercially zoned properties along Wilshire Boulevard from Sycamore Avenue to Fairfax Avenue.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS: REVIEW AND COMMENT

Faisal Roble (213) 978-1168

4. **ZA-2003-8557-ZAA-1A**  
CEQA: ENV-2003-8558-CE  
Plan: Hollywood

Council District: 5  
Location: 2044 Lewis Terrace/2044 Davies Way  
Expiration Date: 06-28-04  
Appeal Status: Not further appealable.

## PUBLIC HEARING

Continued from 6-8-04

**AN APPEAL** from the entire determination of an Associate Zoning Administrator's **approval** pursuant to Los Angeles Municipal Code Section 12.28, of a) an adjustment from Section 12.21-A-17(f)2 of the Municipal Code to allow 53% lot coverage in lieu of the maximum permitted of 43%; b) an adjustment from Section 12.21-C,5(d) of the Municipal Code to allow a 1-foot 10-inch to 2-foot 7-inch space between structures in lieu of the required minimum of 10 feet; c) an adjustment from Section 12.21-C,5(b) of the Municipal Code to allow an accessory structure to be located in the front yard area, set back 5 feet 5 inches in lieu of the required 20 feet; and d) an adjustment from Section 12.21-C,5(e) and (f) to allow a 9-inch and 1-foot 9-inch southeasterly side yard and a 1-foot 9-inch northwesterly side yard in lieu of the required 4 feet; and

Pursuant to Section 12.21A,17(h)(1), **a waiver** of an additional parking space; additionally, pursuant to Section 12.28 of the Municipal Code, the applicant is further requesting the Commission to consider an adjustment from Section 12.21-A,17(h)(1) of the Code to allow two parking spaces on-site in lieu of the required three spaces.

All of the above in conjunction with the proposed construction, use and maintenance of a two-story structure consisting of a two-car garage and recreation room above for an exiting single-family dwelling located on property zoned R1-1.

## STAFF RECOMMENDS DENIAL OF THE APPEAL

Anik Charron (213) 978-1307

APPLICANT: Geoffrey Shaff

APPELLANT:Eddie Ezra Cohen

## **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, July 13, 2004,**  
at 200 North Spring Street, 10<sup>th</sup> 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) 978-1247.