

CORRECTED COPY

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 26, 2004, 4:30 P.M.
200 NORTH SPRING STREET, 10th 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. 3 & 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.

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 90th 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. **DIR-2004-514-DRB-SPP-1A**

CEQA: ENV-2004-515-CE

Plan: Hollywood

Council District No. 4

Location: 6459 W. Rodgerton Drive

Expiration Date: 10-18-04

Appeal Status: Not further appealable

Continued from 10-12-04

PUBLIC HEARING

TWO APPEALS, from the decision by the Director of Planning to approve the request for Design Review and Project Permit Compliance for the proposed construction, use and maintenance of a total 3,172 sq. ft. (living 2,593 sq. ft. and garage 579 sq. ft) single family dwelling with three stories and an attached garage in the basement.

STAFF REQUESTS A CONTINUANCE TO OCTOBER 26, 2004.

Jon Foreman, (213) 978-1171

APPLICANT: Haik Mkrtchyan

APPELLANTS: 1. Nausica Stergiou and James Gardner
2. Hazem Alwattar

4. **ZA-2003-2565-ZV-1A**

CEQA: ENV-2003-2566-CE

Plan: Wilshire

Council District No. 10

Location: 992 S. Gramercy Place

Expiration Date: 11-23-04

Appeal Status: Further appealable if approved.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.21.1-1A, to allow a floor area increase from the allowable 26,052 (i.e. 1.5:1 FAR in C2 and 3:1 FAR in R3) square feet to 60,863 sq. ft. (i.e., 5:1 FAR) and a height of 75 feet in lieu of the permitted maximum 45 feet in the R3-1 zoned portion of the site all in conjunction with the construction, use and maintenance of a seven-story, 30 dwelling unit residential building on a 13,875 sq. ft. parcel of land in the C2-1 and R3-1 Zones.

STAFF RECOMMENDS DENY THE APPEAL.

R. N. Brown, (213) 978-1314

APPLICANT: Daniel Nam, NBGI; Christopher Pak, Archeon International, Representative

APPELLANTS: Same

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, **November 9, 2004**,
at 200 North Spring Street, 10th Floor
Los Angeles, California 90012

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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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested 72 hours prior to the meeting by calling the Commission Executive Assistant at (213) 978-1247