

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 9, 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: Nos. 3, 4, 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 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. **ZA-2004-3355-ZAA-1A**

CEQA: ENV-2004-3356-CE
Plan: Wilshire

Council District No. 4
Location: 5180 W. 2nd. Street
Expiration Date: 12-04-04
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to LAMC Section 12.28, a request for an Adjustment from Section 12.21-C,1(g) to permit the construction, use and maintenance of a 26-foot in height fence (poles and netting) within the rear yard of an existing single-family dwelling.

STAFF RECOMMENDS DENY THE APPEAL.
Al Landini (213) 978-1467

APPLICANT: Marie Song for Horace Trust; Kenneth W. Ralidis, Representative
APPELLANT: Ernest Ellison & David McIntyre; Cassell Ross, Representative

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.

Continued from 10-26-04

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. **APCC-2004-1841-SPE-SPP**
CEQA: ENV-2004-1842-MND
Plan: Wilshire

Council District No. 13
Location: 221 N. Westmoreland Ave.
Expiration Date: 11-14-04
Appeal Status: Appealable to City Council.

Public Hearing completed on August 20, 2004

AN EXCEPTION, from Section 10.A of the Vermont/Western Transit Oriented District Specific Plan (Ordinance No. 173,749) to permit a public charter high school within Subarea D (Light Industrial/Commercial). Section 10.A requires the use of all lots in Subarea D comply with the use and area regulations of the CM Zone, which does not permit schools or educational institutions, and

A PROJECT PERMIT COMPLIANCE with the Vermont/Western Transit Oriented District Specific Plan, for the change of use of an existing 48,500 sq. ft. building to a public charter high school with a maximum of 480 students, one-story, plus a mezzanine, (20 feet in height), including 23 classrooms, labs, and a multipurpose room, and 54 at-grade parking spaces, in the M1-1 zone.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174.

APPLICANT: Jerome R. Porath, Value Schools

6. **ZA-2004-949-ZAD-1A**
CEQA: ENV-2004-0950-CE
Plan: Wilshire

Council District No. 5
Location: 5979 West 3rd Street
Expiration Date: 12-04-04
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from certain conditions of the Zoning Administrator's approval, pursuant to LAMC Section 12.24-X,1, of a Zoning Administrator's Determination granting the conversion of the second floor of an existing 12,174 sq. ft., two-story retail and office building to 11 adaptive reuse residential units with ground floor retail.

STAFF RECOMMENDS DENY THE APPEAL.
R.N. Brown, (213) 978-1314.

APPLICANT: 5979 3RD Street, LLC; Janelle Hoffman, Representative
APPELLANT: Rita Riggs

7. PUBLIC COMMENT

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 23, 2004**,
at 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. 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