

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 14, 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

Isabel Rosas, Commission Executive Assistant II
(213) 978-1298 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, 6, 7, 8 and 9.

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-2003-6784-ZAD-1A

CEQA: ENV-2003-6785-CE
Plan: Wilshire

Council District No. 4
Location: 160 South June Street
Expiration Date:(Extended to 1/11/05)
Appeal Status: Not further appealable.

Carried over from 11/23/04

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a brick and wrought iron fence with pilasters, gates and light fixtures with a maximum height of 8 feet within the front yard setback area in the R11-1 zone.

STAFF RECOMMENDS DENY THE APPEAL
Gary Booher (213) 978-1308

APPLICANT: Robert W. Hirsch
APPELLANT: Same

4. ZA-2004-2017-F-1A

CEQA: ENV-2004-2018-CE
Plan: Hollywood

Council District No. 4
Location: 2055 North New Hampshire Avenue
Expiration Date: 12/14/04
Appeal Status: Not further appealable.

Carried over from 11/23/04

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's determination to permit a fence 5 feet, 8 inches in height within the front yard in lieu of the maximum 3 feet, 6 inches otherwise permitted under Sections 12.21-C,1(g) and 12.22-C,20(f) of the Los Angeles Municipal Code.

STAFF RECOMMENDS DENY THE APPEAL.
David Kabashima, (213) 978-1387

APPLICANT: Kunthonrat Kesavadhana and Thammanoon & Suphaltra Kortraku
Jailuk Maksrivorawan, Representative
APPELLANT: Same

5. **AA-2003-8107-PMLA-1A**
CEQA: ENV-2003-8108-CE
Plan: Hollywood

Council District No. 5
Location: 744 North Alfred Street
Expiration Date: Extended to 12/14/04
Appeal Status: Further appealable to Council

Carried over from 11/23/04

PUBLIC HEARING

AN APPEAL, from the entire Deputy Advisory Agency approval of a four-unit condominium project on a 0.14 net acre lot.

STAFF RECOMMENDS DENY THE APPEAL.
Lynn Harper, (213) 978-1349

APPLICANT: Alfred Avenue, LLC
APPELLANT: Ken C. Jones

6. **APCC-2003-8003-SPE**
CEQA: ENV 2003-8004-CE
Plan: Hollywood

Council District No. 4
Location: 3180-3200 N. Durand Drive
Expiration Date: 12/28/04
Appeal Status: Appealable to City Council.

Public Hearing completed August 27, 2004

SPECIFIC PLAN EXCEPTION, from Section 7B(1) of the Hollywoodland Specific Plan (Ordinance No. 168,121) to allow the continued use and maintenance of a 5-foot, 6-inch high wood fence on the front lot line in lieu of the fence or wall being permitted no closer than three feet from the front lot line on a property developed with an existing single family dwelling.

STAFF RECOMMENDS APPROVAL OF THE SPECIFIC PLAN EXCEPTION SUBJECT TO CONDITIONS OF APPROVAL.
Jim Tokunaga, (213) 978-1174

APPLICANT: Mike and Laura Armstrong

7. **ZA-2003-6295-ZV-ZAA-1A**
CEQA: ENV-2003-5883-MND
Plan: Wilshire

Council District No. 10
Location: 1003 and 1011 South Ridgeley Drive
Expiration Date: 12/20/04
Appeal Status: ZV appealable if approved; ZAA is not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals, pursuant to Charter Section 562 and Los Angeles Municipal Code Sections 12.27 and 12.28, of Variances: **1)** from Section 12.21-c,5(h), to permit access to a R3 zoned lot from the more restrictive R1 zoned lot; **2)** from Section 12.21-A,4(a) to permit subterranean parking for units on the R3 and R1 lots; and to permit zero side yard setbacks in lieu of the required 6-feet for a subterranean garage; and **3)** average the required open space over the entire project site; and **4)** a Zoning Administrator's Adjustment from Section 12.10-C,2 to permit a zero side yard setback in lieu of the required 6-foot setback on the southerly boundary of the R3 zoned property.

STAFF RECOMMENDS DENY THE APPEAL.
Emily Gabel-Luddy, (213) 978-1327

APPLICANT: Quincy Smith
Jim Ries, Graig Lawson, & Co., Representative
APPELLANT: Evelyn Huling

8. **ZA-204-1166-CUB-CUX-1A**

CEQA: ENV-2004-1167-CE
Plan: Central City

Council District No. 9
Location: 1119 South Olive Street
Expiration Date: 12/26/04
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals, pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 18, of: **1)** a Conditional Use to allow the expansion of the on-site consumption of a full line of alcoholic beverages at an existing 489 seat restaurant to now include an outdoor dining area containing an additional 273 seats, for a total occupancy load of 762 persons; and **2)** a Conditional Use to allow a 315 square-foot dance area located in the outdoor dining area.

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

APPLICANT: Jurgen and Helga Hahneiser
Alan Ono, Representative
APPELLANT: Councilwoman Jan Perry
Donald Lancaster, Jr., Contact

9. **ZA-2004-4321-ZV-1A**

CEQA: ENV-2003-5883-MND
Plan: Hollywood

Council District No. 4
Location: 742 North Las Palmas Avenue
Expiration Date: 12/29/04
Appeal Status: ZV appealable if approved.

PUBLIC HEARING

APPEALS, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance to permit the continued use and maintenance of a converted garage into a guest house observing a 0-foot southerly side yard setback in lieu of the required 5 feet; a 0-foot rear yard setback in lieu of the required 15 feet and with tandem, open, on-site parking.

STAFF RECOMMENDS DENY THE APPEAL.
Michael Young, (213) 978-1325

APPLICANT: Rockwell Scharer
APPELLANTS: 1) George Kiel; 2) Frank Dungan; 3) Patricia Kohn

10. 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, **December 28, 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) 978-1298.