

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 11, 2005, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012**

Beverly A. Ziegler, President
Vacant, Vice President
Steven Carmona, Commissioner
Young Kim, Commissioner
Nancy Whang, Commissioner

Lourdes Sanchez, Commission Executive Assistant I
(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 and 5.

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 (Extended)

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to LAMC Section 12.28, of 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-2002-2226-CUB-PA1-1A**

CEQA: ENV-2004-3477-CE

Plan: Wilshire

Council District No. 10

Location: 3109 W. Olympic Boulevard

Expiration Date: 12-29-04 (Extended)

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 11 of Case No. ZA 2002-2226(CUB)-A1, that: **1)** that the use is NOT in compliance with 17 Conditions, specifically Condition Nos. 1, 2, 3, 5, 6, 8, 10, 12, 13, 14, 16.b, 16.e, 16.k, three Conditions listed under 16.s, and 17 of the underlying grant; **2)** his Denial of the applicant's request to amend Condition No. 15 to extend hours of operation to 2 a.m. daily; and **3)** his Modifications to Condition Nos. 6 and 11.

STAFF RECOMMENDS DENY THE APPEAL.

Daniel Green, (213) 978-1304

APPLICANT: Jung Sim Cho; Joshua Kaplan, Representative

APPELLANT: Same

5. **ZA-2004-4205-ZV-SPR-1A**
CEQA: ENV-2003-3648-EIR
Plan: Wilshire

Council District No. 10
Location: 906-938 S. Oxford Avenue
Expiration Date: 12-29-04 (Extended)
Appeal Status: Further appealable to Council, ZV
further appealable if approved.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of: **1)** a Variance from Section 12.21.1 to permit a floor area of 142,325 square feet for 175 units in lieu of 120,285 square feet permitted on the portion of the property zoned R4-1 in conjunction with the development of a 225 unit project in the R4-1 and R4-2 Zones; and **2)** his determination, pursuant to Los Angeles Municipal Code Section 16.05-D, 2, that this discretionary approval and the environmental impact report considered significant aspects of the project's design and that the environmental documentation is adequate for the issuance of permits pursuant to Section 21166 of the California Public Resources Code.

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

APPLICANT: James Frost; William Delvac & David Goldberg, Latham & Watkins LLP, Representative
APPELLANT: Chateau Alpine Home Owners Association and Miramonte Terrace Owners/Residents;
Marian Garsen, Representative

6. 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, **January 25, 2005**,
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.