

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 25, 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. 4, 5, 6 and 7.

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 agenda 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 agenda item 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. Elections for Vice President

2. DEPARTMENTAL REPORT - ITEMS OF INTEREST

3. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

4. ZA-2004-3521-ZAD-1A

CEQA: ENV-2004-3523-CE
Plan: Wilshire

Council District No. 10

Location: 966 South Western Avenue

Expiration Date: 02-02-05

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,20, of a Zoning Administrator's Determination to allow on-site shared parking in lieu of the required nine off-site parking places for an illegally established 1,530 square-foot Bio-Stone Sauna/Spa for Women.

STAFF RECOMMENDS DENY THE APPEAL.

Dave Kabashima (213) 978-1387

APPLICANT: Chong Sup Ouh; **Representative:** Bill Robinson

APPELLANT: Same

5. ZA-2004-4114-ZAD-1A

CEQA: ENV-2004-4115-MND
Plan: Hollywood

Council District No. 5

Location: 8229 West Gould Avenue

Expiration Date: 01-25-05 (Extended)

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's denial of a Zoning Administrator's Determination **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,1, to permit in a Hillside area in an R1-1 Zone the construction use and maintenance of a proposed four-story, 2,300 square-foot, single-family home with the fourth floor for an enclosed two-car garage with: **a)** a total structural height of a 60 feet in lieu of the allowed maximum 45-foot height required by Section 12.21-A,17(c)(2); and **b)** an approximate 55-foot height above the slope grade for a garage and structure access bridge located within the front yard setback, (note: the bridge is located at the street grade), in lieu of the front yard structure projection limits required by Section 12.21-A,17(a)(3), and the maximum allowed 45-foot height limit required by section 12.21-A, 17(c)(2); **and 2)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, to permit in a Hillside area in an R1-1 Zone, the proposed project on a Substandard Hillside Limited Street and with no street improvements in lieu of the improvements required by Section 12.21-A,17(e)(1), (2).

STAFF RECOMMENDS DENY THE APPEAL.

Al Landini, (213) 978-1467

APPLICANT: Roger Javor; **Representative:** Ronald Cargill

APPELLANT: Same

6. **ZA-2004-3991-CUB-1A**
CEQA: ENV-2004-3992-CE
Plan: Wilshire

Council District No. 10
Location: 3700 West Olympic Boulevard
Expiration Date: 01-25-05 (Extended)
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption.

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

APPLICANT: Paul Park; Representative: Bill Robinson
APPELLANT: Elizabeth Morehead for Wilshire Park Association

7. **AA-2000-4858-PMLA-1A**
CEQA: ENV-2000-4860-MND
Plan: Hollywood

Council District No. 4
Location: 2070 Nichols Canyon Road
Expiration Date: 12-18-04 (Extended)
Appeal Status: Appealable to City Council.

PUBLIC HEARING

AN APPEAL, from the Advisory Agency's decision in disapproving the proposed 2-Parcel single-family development on a 1.92 acre lot.

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

APPLICANT: Ben B. Safyari
APPELLANT: Same

8. **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, **FEBRUARY 8, 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.