

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 22, 2005, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Beverly A. Ziegler, President
Young Kim, Vice President
Renee Anderson, Commissioner
Steven Carmona, 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 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. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **ZA-2004-2969-ZAA-1A**

CEQA: ENV-2004-2970-CE

Plan: Hollywood

Council District No. 4

Location: 5015 West Los Feliz Boulevard

Expiration Date: 03-02-05

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Sections 12.07.01-C,2 and 3 to permit the continued use and maintenance of an accessory 576 square-foot recreation room and cabana observing a reduced side yard setback of 1-foot for a lineal distance of 32 feet and a reduced rear yard setback of 1-foot for a lineal distance of 28 feet, in lieu of the required side yard and rear yard setbacks of 5 feet and 25 feet, respectively, for an existing two-story single-family dwelling.

STAFF RECOMMENDS DENY THE APPEAL.

Al Landini (213) 978-1467

APPLICANT: Mary Church; Representative: Arkey Miller

APPELLANT: Same

4. **ZA-2004-5002-ZAD-ZAA-1A**

CEQA: ENV-2004-5003-MND

Plan: Hollywood

Council District No. 5

Location: 2046 North Sunset Plaza Drive

Expiration Date: 03-02-05

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,11, a Zoning Administrator's Determination to permit the construction, use and maintenance of a 3,170 square foot single-family dwelling on a 9,375 square-foot lot in a hillside area with a height of 75 feet in lieu of the maximum permitted height of 45 feet under Section 12.21-A,17(c)(2) of the Code; permit a 0-foot front yard setback in lieu of the required 5 feet under Section 12.21-A,17(a)(1); and provide two parking spaces in lieu of the required three parking spaces under Section 12.21 -A, 1 7(h); and **2)** pursuant to the provisions of Section 12.28 of the Code, a Zoning Administrator's Adjustment from Section 12.21-C,1 (g) to allow a 27-foot high retaining wall within the front yard.

STAFF RECOMMENDS DENY THE APPEAL.

Al Landini (213) 978-1467

APPLICANT: Stephen Israel

APPELLANT: Same

5. **ZA-2004-3815-ZV-1A**
CEQA: ENV-2004-3816-MND
Plan: Hollywood

Council District No. 5
Location: 5165 Fountain Avenue
Expiration Date: 03-19-05
Appeal Status: Further appealable if ZV is 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: **1)** Sections 12.09.1-A and B and 12.10-A and C to allow renovation and conversion of an existing 91-unit apartment building housing church clergy and staff into dormitory building having 201 rooms; and **2)** Section 12.21-A,4(b) to provide no parking spaces to serve the building.

STAFF RECOMMENDS DENY THE APPEAL.

Al Landini, (213) 978-1467

APPLICANT: Larry Christiansen and Ryan Gross, Church of Scientology International

APPELLANT: Same

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, **March 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.