

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 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, 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. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Director of Planning: Selection Survey Criteria and Public Comment.

3. ZA-2004-1231-CUB-CUX-1A

CEQA: ENV-2004-1232-MND
Plan: Hollywood

Council District No. 13
Location: 6669 West Hollywood Boulevard
Expiration Date: 03-19-05 (extended)
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-W,1, a Conditional Use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,18, a Conditional Use to permit public dancing.

STAFF RECOMMENDS DENY THE APPEAL.
Dan Green (213) 978-1304

APPLICANT: Khair Investors, Inc.; Old Theater Group, LLC;
Representative: Joshua Kaplan

APPELLANT: Same

4. TT 61732-1A

CEQA: ENV-2004-6237-MND
Plan: Wilshire

Council District No. 5
Location: 357 N. Hayworth Avenue
Expiration Date: 03-10-05 (extended)
Appeal Status: Further appealable to City Council.

PUBLIC HEARING

AN APPEAL, from the decision of the Deputy Advisory Agency in approving Tentative Tract No. 61732 to permit the construction, use and maintenance of a 45-foot high, 16-unit condominium on an approximately 13,232 net square foot lot in the R3-1 Zone with 40 parking spaces.

STAFF RECOMMENDS DENY THE APPEAL.

Michael LoGrande (213) 978-1309

APPLICANT: Jerry Levy, Hayworth Villas, LP

APPELLANT: Beverly Wilshire Homes, Inc., Robert Standish;
Representative Robert L. Glushon, Esq.

NOTE: The Central Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

5. ZA-2004-5909-F-1A

CEQA: ENV-2004-5910-CE
Plan: Wilshire

Council District No. 4

Location: 319 McCadden Place

Expiration Date: 03-27-05

Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,7, a Zoning Administrator's Determination to permit the continued use and maintenance of a 6-foot 2-inch in height wrought iron and pilaster fence and gates within the front yard setback area of a single-family dwelling in the R1-1 Zone.

STAFF RECOMMENDS DENY THE APPEAL.

Gary Booher (213) 978-1308

APPLICANT: Curtis K. Gilliland

APPELLANT: Same

6. ZA-2004-5729-ZAD-ZAA-1A

CEQA: ENV-2004-5730-CE
Plan: Hollywood

Council District No. 4

Location: 5042 Los Feliz Boulevard

Expiration Date: 03-27-05

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, the continued use and maintenance of an 8-foot in height brick veneer fence with wooden gates within the front yard setback in the RE11-1 Zone; and **2)** pursuant to Los Angeles Municipal Code Section 12.28, the pavement of more than 50% of the front yard setback in the

RE11-1 Zone.

STAFF RECOMMENDS DENY THE APPEAL.

Gary Booher, (213) 978-1308

APPLICANT: John R. Clemente

APPELLANT: Same

7. **ZA-2004-3520-ZAD-1A**
CEQA: ENV-2004-3522-MND
Plan: Hollywood

Council District No. 4
Location: 6418 West Quebec Drive and
6411 West Bryn Mawr Drive
Expiration Date: 03-29-05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from two protestant appeals from the Zoning Administrator's approvals of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, a Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling that does not have a vehicular access route from streets improved with a 20-foot wide continuous paved roadway to the boundary of the Hillside Area; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,11, a Zoning Administrator's Determination for a 10-foot 6-inch in height guard rail and driveway bridge on a retaining wall within the front yard setback in a Hillside Area.

STAFF RECOMMENDS DENY THE APPEAL.

Gary Booher, (213) 978-1308

APPLICANT: William C. Parr

APPELLANT: A(1): Sasan Toghraie and Henry Hundt; A(2): Yowzah

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, **April 12, 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.