

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 27, 2005, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

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

Lourdes Sanchez, Commission Executive Assistant
(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: No. 4, 5 and 6.

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. AA 2004-5320-COC-1A
CEQA: ENV-2004-6452-CE
Plan: Hollywood

Council District No.: 5
Location: 8853 W. Lookout Mountain Ave
Expiration Date: 09-27-05 (extended)
Appeal Status: Not further appealable
per Ord. 176,321 effective January 15,
2005, which amends Section 17.54 of the
LAMC

Continued from 9/13/05.

PUBLIC HEARING CLOSED

AN APPEAL of the issuance of a Certificate of Compliance pursuant to Sections 66428(a)(2) and 66499.35 of the California Government Code (State Subdivision Map Act), allowing the two subject, legal, non-conforming lots described below to be sold, leased or financed as one parcel. The two proposed combined lots are approximately 3,433 square feet in lot area, with a combined frontage along Lookout Mountain Avenue of 37.5 feet for the proposed construction, use and maintenance of one-single-family dwelling on two vacant, non-conforming lots in the R1-1 zone.

STAFF RECOMMENDS TO DENY THE APPEAL
Lynn Harper (213) 978-1310

APPLICANTS: Michael and Yvette Smith

APPELLANT: Richard Carradine

4. [DIR 2004-1872-DRB-SPP-1A](#) Council District No.: 4
CEQA: ENV 2003-7805-MND Location: 4141 Wilshire Boulevard
Plan: Wilshire Expiration Date: 11/03/05
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the entire Director's Determination granting approval of Design Review/Project Permit Compliance for the proposed construction, use and maintenance of a 10-unit, 3-story condominium project with two levels of subterranean parking on a 20,028 square foot site after highway dedication.

STAFF RECOMMENDS TO DENY THE APPEAL.
Megan Hunter (213) 978-1194

APPLICANT: Blue Ocean Development

APPELLANT: Bill Christopher, as Agent for Randall Steiner and the Roman Catholic Archdiocese of Los Angeles

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| 5. | <u>ZA 2005-2518-ZV-1A</u>
CEQA: ENV- 2005-2519-CE
PLAN: Wilshire | Council District No.: 5
Location: 6100 Wilshire Boulevard
Expiration Date: 10-11-05
Appeal Status: If Zone Variance granted,
further appealable to City Council . |
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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 a Variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the installation of an emergency generator fuel tank in a subterranean parking structure, in the [Q]C4-2D Zone.

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

APPLICANT: Arden Realty Finance Partnership, L.P.
Representative: Charlene Dekker

APPELLANT: Sharon Sindell, Warner Drive Neighbors

6. ZA 2004-7835-ZAD-1A
CEQA: ENV- 2004-7836-CE
PLAN: Wilshire

Council District No.: 5
Location: 6630 West Maryland Drive
Expiration Date: 10-05-05
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, of a Zoning Administrator's Determination to permit a fence, gate and hedge 8 feet in height within the front yard in lieu of the maximum 3 feet 6 inches otherwise permitted under Section 12.21-C,1(g) of the Municipal Code in the R1-1 Zone.

STAFF RECOMMENDS TO DENY THE APPEAL.
Linn Wyatt, (213) 978-1473

APPLICANT: Michael Conway

APPELLANT: Same

7. **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, October 11, 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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298.