

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 24, 2006, 4:30 P.M.
COUNCIL CHAMBERS
CITY HALL, ROOM 340
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Young Kim, President
Franklin Acevedo, Vice President
Renee Anderson, Commissioner
Chanchanit Martorell, Commissioner
Nancy Whang, Commissioner

Lourdes Sanchez, Commission Executive Assistant I
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos.: 3, 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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.

To ensure that the Commission has ample opportunity to review written materials, all concerned parties 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, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

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 the 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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **www.lacity.org/PLN.** Click the "Meetings and Hearings" quick link. Agenda is available under the Central service area.

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

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

3. [APCC 2006-8393-SPE-SPP](#)
CEQA: ENV-2000-3577-EIR
Plan: Central City

Council District: 9
Location: 777 Chick Hearn Court
Expiration Date: 12/11/06
Appeal Status: Appealable to City Council

PUBLIC HEARING

SPECIFIC PLAN EXCEPTION pursuant to Section 11.5.7.F of the Municipal Code, from the Los Angeles Sports and Entertainment District Specific Plan (Ordinance No. 174,225) to permit certain limited portions of the proposed structure to encroach into the Private Setback area, at heights of at least 30 feet above grade.

PROJECT PERMIT COMPLIANCE pursuant to Section 11.5.7.C of the Municipal Code, a determination with the Los Angeles Sports and Entertainment District Specific Plan, and

As part of the Project Permit Compliance, pursuant to Section 15 of the Los Angeles Sports and Entertainment District Specific Plan, a **Transfer of Development Rights** involving floor area transfers between Development Sites 3 and 6. Specifically, a transfer of 75,000 square feet of Office uses from Development Site 3 to Development Site 6 (project site), and a transfer of 73,000 square feet of Retail / Entertainment / Restaurant uses from Development Site 6 (project site) to Development Site 3 for the proposed construction, use and maintenance of an 112,000 square foot, maximum 110-foot high, building containing 32,600 square feet of restaurant uses, 4,400 square feet of retail uses, and 75,000 square feet of sports broadcast office uses, and the construction, use and maintenance of the adjacent 30,300 square foot public plaza.

APPLICANT: L.A. Arena Land Company, LLC

STAFF RECOMMENDS APPROVAL.
Kevin Keller, (213) 978-1211

4. **ZA-2006-0007-ZAA-1A** Council District: 5
CEQA: ENV-2005-0008-CE Location: 1148 Sierra Alta Way
Plan: Hollywood Expiration Date: 10/24/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.21-C,5(f) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a 320 square-foot second story recreation room over a existing garage, observing a 1-foot rear yard setback in lieu of the required 5 feet on a property located in the R1-1 Zone

APPLICANT: Todd West; Representative: Bruce Miller

APPELLANT: Harvey and Roz Mason

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Anik Charron, (213) 978-1307

5. **ZA-2006-2130-CU-1A** Council District: 10
CEQA: ENV-2006-2131-ND Location: 3875 West 8th Street
Plan: Wilshire Expiration Date: 11/25/06
Appeal Status: Not further appealable.

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, of a Conditional Use to permit the construction, use and maintenance of a wireless telecommunications facility mounted on the roof of a six-story residential building in the R4-2 Zone.

APPLICANT: Emanuel Higgins,Ominipoint/T-Mobile USA

APPELLANT: Steven Gaon

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Anik Charron, (213) 978-1307

6. **ZA-1997-0785-CUZ-PA6** Council District: 4
CEQA: ENV-2004-0300-CE Location: 5353 W. 3rd Street
Plan: Wilshire Expiration Date: 11/12/06
Appeal Status: Not further appealable.

PUBLIC HEARING

APPEALS of certain conditions of the Zoning Administrator's Plan Approval determination, pursuant to Los Angeles Municipal Code Section 12.24-M and Condition Nos. 33 and 37 of Case No. ZA 97-0785(CUZ)(PA5), that: **1)** the applicant has, for the most part, complied with the terms and conditions of the grant; and **2)** the maintenance of the existing conditions of approval as updated and modified to reflect continued monitoring of the use and compliance with required conditions of operation of the facility. The applicant appellant (1) has appealed: the restrictions on Saturday prayer sessions; the prohibition of "religious services" as a permitted use at the school; and the requirements for the location and height of the proposed security fence. The protestant appellant (2) has appealed the new Condition 23A which modifies the allowed and historical configuration of open space and fencing as established by the existing Condition 23 of the grant.

APPLICANT: Miriam Pery, Yavneh Hebrew Academy
Representative: George Mhlsten

APPELLANTS: 1) Same as applicant: Miriam Pery and Steven Usdan
2) Concerned Residents of Hancock Park
Representative: Robert Glushon

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Anik Charron, (213) 978-1307

7. PUBLIC COMMENT PERIOD

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, November 14, 2006,
at 200 North Spring Street, Room 1060, City Hall,
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) 978-1300 or by e-mail at APCCentral@lacity.org.