

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 14, 2007, 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Young Kim, President
Franklin Acevedo, Vice President
Chanchanit Martorell, Commissioner
Victor Viramontes, Commissioner
David P. White, Commissioner

Sheldred Alexander, Commission Executive Assistant I
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING: 3 and 4

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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. **DIR -2007-0420-COA-1A**
CEQA: ENV-2007-0421-CE
Plan: Wilshire

Council District: 5
Location: 1047 South Alvira Street
Expiration Date: Extended
Appeal Status: Not further appealable

Continued from June 12, 2007

PUBLIC HEARING

AN APPEAL, of the entire determination by Director of Planning to **deny** a remodel of an existing detached garage. Garage presently is a 10 foot high, flat roofed, 492 SF structure with garage area and workroom. Garage remodel will create a 17' high, pitched roof, 477 SF garage consisting of garage area, workroom, and bathroom. Both the garage and main structure are considered contributing structures within the South Carthay Historic Preservation Overlay Zone (HPOZ).

APPLICANT: Ed Friedman

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL
Jason Chan (213) 978-3307

4. **ZA-2006-5884-CUB-1A**
CEQA: ENV-2006-5885-MND
Plan: Wilshire

Council District: 10
Location: 610-612 So. Serrano Ave.
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, 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 in conjunction with a proposed 2,760 square-foot expansion into the first floor, second floor and a new wooden deck dining area facing directly onto Serrano Avenue, of an existing restaurant.

APPLICANT: Joon & Margaret Corporation; Representative: King R.Woods
APPELLANT: Gene W. Choe

STAFF RECOMMENDS DENIAL OF THE APPEAL
Eric Ritter (213) 978-1321

5. 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, August 28, 2007,
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.