

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

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 23, 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

Gabriele Williams, Commission Executive Assistant II
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING: 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. 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 agenda 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 agenda item 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. **ZA-2006-6068-YV-ZAA-1A**

CEQA: ENV-2006-6069-MND
Plan: Wilshire

Council District: 4
Location: 550-560 Hobart Boulevard
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING - Continued from June 12, 2007 and August 28, 2007.

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: **1)** from Section 12.21.1-A, to permit a 4.9:1 Floor Area Ratio (FAR) in lieu of the required 1.5:1 FAR in conjunction with the construction, use, and maintenance of a new 40-unit condominium project; **2)** for reduced side yards of 5 feet (south) and 8 feet (north) in lieu of 11 feet; and **3)** for a reduced rear yard varying in depth from 5 feet to 15 feet in lieu of 20 feet, as required by Section 12.14-C,2.

APPLICANT: Yoong Soo Lee; Representative: King R. Woods
APPELLANT: Same

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

4. **ZA-1995-777CUZ-PA3-1A**

CEQA: ENV-2000-5394-CE
Plan: Hollywood

Council District: 4
Location: 7323 W. Sunset Blvd.
Expiration Date: 11-11-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval for plans to add an equipment/battery cabinet in conjunction with an existing wireless telecommunications facility previously approved on this site.

APPLICANT: Matt Vigil, Verizon Wireless
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL
Daniel Green, (213) 978-1318.

5. **ZA-2005-1003-CUB-PA1-1A**
CEQA: ENV-2005-1004-MND
Plan: Wilshire

Council District: 5
Location: 8140 & 8142 West 3rd St.
Expiration Date: 11-07-07
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval request to modify Condition No. 6 of Case No. ZA-2005-1003 (CUB) to revise the hours of operation for the establishment to allow the use of the indoor area and outdoor patio from 8 a.m. to 9:30 p.m. daily, in lieu of 9 a.m. to 6 p.m. daily.

APPLICANT: Nicolas Meschin, Merdezut, Inc.; Representative: Alfredo Quesada
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL
Sue Chang, (213) 978-1304

6. **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 13, 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.