

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

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, NOVEMBER 25, 2008, 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

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; 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.: 3.

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 272, Los Angeles, CA 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 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 <http://www.lacity.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.

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 - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests

3. **ZA-2007-3507-ZAD-ZAA-1A**

Related Case: Tentative Tract No. 64875

CEQA: ENV-2007-3508-MND
Plan: Hollywood

Continued from 09/23/08

Council District: 4
Location: 4759 Bryn Mawr Road
Expiration Date: 08/12/08 ext.
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL in part from the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, for a dismissal of a Zoning Administrator's Determination from the requirements of Section 12.21-A,17(e)(2) to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is not improved to a minimum of 20 feet in width adjacent to the subject property; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, a denial of a Zoning Administrator's Determination for 4 retaining walls from 4 feet to 23 feet in height; and **3)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, a denial of a Zoning Administrator's Determination to permit a wall 4 feet 6 inches in height within the front yard setback in lieu of the maximum permitted height of 3 feet 6 inches; and **4)** pursuant to Los Angeles Municipal Code Section 12.24-X,11, a denial of a Zoning Administrator's Determination to permit a height of 45 feet in lieu of the maximum permitted height of 36 feet and; **5)** pursuant to Los Angeles Municipal Code Section 12.28, a denial of an Adjustment to permit more than 75 percent of the front yard to be paved in lieu of the maximum of 50 percent permitted by the code, and **6)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, the approval of a Zoning Administrator's Determination from the requirements of Section 12.21-A,17(e)(3) to permit construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is not improved to a minimum of 20 feet in width from the driveway apron of the subject property to the edge of the Hillside Area.

APPLICANT: Randy Wan Ausdall, Classic Projects, and
Brian Lee

APPELLANT: Randy Wan Ausdall, Classic Projects, and
Brian Lee

STAFF RECOMMENDS DENIAL OF APPEAL.
Pat Brown (213) 978-1306

4. 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, December 09, 2008**
at the **200 North Spring Street, 10th Floor, 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