

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 24, 2004, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Beverly A. Ziegler, President
Mary Lou Dudas, Vice President
Steven Carmona, Commissioner
Janett Humphries, Commissioner
Young Kim, Commissioner

Sheldred Alexander, Commission Executive Assistant
(213) 978-1294 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 ITEMS: 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. 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 agendized 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 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 - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. ZA 2003-1449(ZAD)-1A

CEQA: ENV-2003-1450-MND
Plan: Hollywood

Council District: 5
Location: 9288 West Sierra Mar Drive
Expiration Date: 3-29-04
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from conditions, elements or parts of an Associate Zoning Administrator's dismissal pursuant to Los Angeles Municipal Code Section 12.24-X,11, of all requests related to the construction of the accessory structure, and pursuant to Los Angeles Municipal Code Section 12.24-X, 11, approval of a Zoning Administrator's Determination granting a building height of 45 feet in lieu of the permitted height of 36 feet under Section 12.21-A,17(c); reduced northerly side yard of 6 feet, and reduced southerly side yard of 5 feet 6 inches in lieu of the required 8 feet under Section 12.21-A,17(b) for the proposed addition and remodeling of the primary dwelling.

STAFF RECOMMENDS DENIAL OF THE APPEAL

R. Nicolas Brown (213) 978-1314

APPLICANT: Danny Moizel

APPELLANT: David Kornblum

4. **ZA 2003-3183 (ZV)(SPR)-1A**
CEQA: CRA Negative Declaration
Plan: Hollywood

Council District No. 13
Location: 6931-6935 Hollywood Boulevard
Expiration Date: 3-7-04
ZV: Further appealable if granted
SPR: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of a Zoning Administrator's denial pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a **Variance** from Section 12.21-A,7(1) of the Code to permit off-site commercial signs; and pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, approval of variances: a) from Section 12.16-A to permit games of skill and science, the sale of secondhand merchandise, to permit deviations in connection with a mini-shopping center: hours of operation between 11 p.m. and 7 a.m., an amusement enterprise, window transparency, required landscaping setbacks, tandem parking and to permit the hours of delivery to occur before 7 a.m. - specifically 6 a.m.; b) from Section 12.21-A,5(h) of the Code to permit three deep tandem parking in a public garage; c) from Sections 12.21-A,10 and 12.16-A of the Code to permit the sale for on-site consumption of alcoholic beverages and the operation of a dance hall in the C4 Zone, respectively; and pursuant to the provisions of Section 16.0-5 of the Los Angeles Municipal Code, approval of a Zoning Administrator's determination for Site Plan Review.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Dave Kabashima (213) 978-1387

APPLICANT: Jack Rubens, Esq/Sheppard, Mullen, Richter and Hampton
APPELLANT: Tom Sternock/Planning Associates, Inc.

5. **ZA 2003-6064 (CUB)(CUX)-1A**
CEQA: ENV-2003-6063-ND
Plan: Hollywood

Council District No. 5
Location: 650 North LaCienega Boulevard
Expiration Date: 3-11-04
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's a.) dismissal pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant in the C4-1XL Zone, because the existing restaurant already has longstanding legal status for serving alcoholic beverages; and b.) denial pursuant to Los Angeles Municipal Code Section 12.24-W,18, of a conditional use permit for patron dancing between the hours of 8 p.m. and 2 a.m., in conjunction with an existing restaurant in the C4-1XL Zone that sells and dispenses a full line of alcoholic beverages for on-site consumption.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Gary Booher (213) 978-1308

APPLICANT: Michael Isrealian
APPELLANT: Same

6. **ZA 2003-5086 (CUB)-1A**
CEQA: ENV-2003-5088-ND
Plan: Wilshire

Council District No. 5
Location: 8412-8414 West Third Street
Expiration Date: 3-11-04
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate 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 alcoholic beverages as a use accessory to the operation of a 2,716 square-foot restaurant seating 116 persons between the hours of 11:a.m. and 4 a.m.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Dan Green (213) 978-1304

APPLICANT: Berri's Pizza Café, LLC
APPELLANT: Same

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, March 9, 2004,
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) 978-1294.