

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 13, 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, 6 and 7

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 2003-3029(ZAD)-A1
CEQA: ENV-2003-3030-MND
Plan: Hollywood

Council District: 4
Location: 2650 North Beachwood Drive
Expiration Date: 11-29-03
Appeal Status: Not further appealable

Continued from 10-28-03

PUBLIC HEARING

AN APPEAL from conditions, element or parts of an Associate Zoning Administrator's approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than the 20 feet otherwise required by Section 12.21-A, 17(e)(2) of the Municipal Code, and pursuant to Section 12.24-X, 21 of the Los Angeles Municipal Code, approval of a Zoning Administrator's Determination to permit a single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as otherwise required by Section 12.21-A, 17(e)(3) of the Municipal Code.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Dan Green (213) 978-1304

APPLICANT: Harmut Gehm

APPELLANT: Same

4. **AA 2002-5906 PMLA-A1**
ZA 2002-6033(ZV)(ZAA)-A1
CEQA: ENV 2002-5907-ND
Plan: Wilshire

Council District: 5
Location: 1046 South Bedford Street
Expiration Date: 10-25-03 (Extended)
Appeal Status: PMLA, further appealable;
ZV, further appealable if granted

Continued from 11-25-03

PUBLIC HEARING

AN APPEAL of the Deputy Advisory Agency's disapproval, pursuant to Los Angeles Municipal Code Section 17.52-A,2, of a preliminary Parcel Map for condominium conversion purposes for 3 units; and

AN APPEAL of an Associate Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.27-B, of a variance from Section 12.21-A, 5(i)(1) and "Q" Conditions of Ordinance No. 167,449, to permit vehicular backing onto a public street form parking stalls and to allow tandem parking and no guest parking provision in the R3 Zone respectively; and pursuant to Los Angeles Municipal Code Section 12.28, denial of an adjustment from Section 12.10-C,1 to permit parking within the front yard area in lieu of the required 15-foot setback in conjunction with a residential condominium conversion project.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Alex and Marina Brik
APPELLANT: Same

5. **DIR 2003-4222-COA-A1**
CEQA: ENV 2003-4223-CE

Council District No. 5
Location: 127 North Alta Vista Boulevard
Expiration Date: 12-22-03
Appeal Status: Not Appealable

Plan: Wilshire

Continued from 12-09-03

PUBLIC HEARING

AN APPEAL OF A CERTIFICATE OF APPROPRIATENESS, of a Director of Planning's denial of a two-story addition of 1,828 square feet, including 111 square feet to the first floor and 1,717 square feet to the second floor of a single-family residence in the R1-1-HPOZ Zone. The structure is a contributing structure to the Miracle Mile North HPOZ.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Lynda Smith (213) 978-1170

APPLICANT: Jacob Tversky
APPELLANT: Same

6. **ZA 2003-4445 (CUB)-A1**
CEQA: ENV-2003-4446-CE
Plan: Wilshire

Council District No. 4
Location: 301 South Western Avenue
Expiration Date: 2-7-04
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL of condition's, elements or parts of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-W, 1, of a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for on-site consumption in conjunction with two restaurants located within the same shopping center.

STAFF RECOMMENDS DENIAL OF THE APPEAL

R. Nicolas Brown (213) 978-1314

APPLICANT: Ted Yoon

APPELLANT: Same

7. **ZA 2001-2572(CUB)(CUX)(PA1)-A1**
CEQA: ENV 2003-5813-CE
Plan: Hollywood

Council District: 13
Location: 6356 West Hollywood Boulevard
Expiration Date: 1-28-04
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator approval pursuant to Los Angeles Municipal Code Section 12.24-M, and as required by Condition No. 36 of Case No. ZA 2001-2572(CUB)(CUX), of an Approval of Plans to affirm compliance with conditions; and to modify Condition No. 17 of said grant to now permit hours of operation from 8 p.m. to 4 a.m. daily (Condition No. 17 limited the hours of operation from 8 p.m. to 2 a.m. daily) for the downstairs, Club Ivar only.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Al Landini (213) 978-1467

APPLICANT: Alan Nathan and Anton Posniak/Quick Feet Entertainment

APPELLANT: Mehdi Bolour

8. 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, January 27, 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.