

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 11, 2003, 4:30 P.M.
200 NORTH SPRING STREET, 10th FLOOR
LOS ANGELES, CALIFORNIA 90012

Beverly A. Ziegler, President
Mary Lou Dudas, Vice President
Allan Abshez, Commissioner
Steven Carmona, 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 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. 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 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 N. Spring 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 agenda item 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 2002-4445(YV)-A1**

CEQA: ENV 2002-4446-CE

Plan: Hollywood

Council District: 4

Location: 2701-25 Hyperion Avenue

Expiration Date: 3-8-03

Appeal Status: Further appealable, if granted

PUBLIC HEARING

AN APPEAL of conditions, elements or parts of a Zoning Administrator's approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a variance to allow the remodeling of an existing Mayfair Market into a Gelson's Market, with the construction, use and maintenance of an architectural tower 53 feet in height in lieu of the 45-foot height permitted pursuant to Section 12.21.1-A of the Los Angeles Municipal Code.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Robert Janovici (213) 978-1318

APPLICANT: Gelson's Markets/Anden Group

APPELLANT: Adella Reclite

4. **ZA 2002-2728(CUB)-A1**
CEQA: ENV-2002-2729-CE
Plan: Wilshire

Council District: 10
Location: 3450 West 6th Street, #102
Expiration Date: 3-16-03
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 a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,800 square-foot restaurant/karaoke music studio accommodating 75 patrons, comprised of 13 dining rooms with karaoke entertainment, having hours of operation from 7 a.m. to 2 a.m. daily, with alcohol sales from 11 a.m. to 2 a.m. daily.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Anik Charron (213) 978-1307

APPLICANT: Sung Hwan Yoo/Debut Music Studio
APPELLANT: Same

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, February 25, 2003,
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.