

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

CENTRAL AREA PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, APRIL 8, 2003, 4:30 P.M.  
200 NORTH SPRING STREET, 10<sup>th</sup> 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 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.

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 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 90<sup>th</sup> 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 99-0098 (CUX)(PA)-A1**

CEQA: MND-97-0344-CUB-CUZ-ZV  
Plan: Wilshire

Council District: 10  
Location: 721 South Western Avenue  
Expiration Date: 5-6-03  
Appeal Status: Plan Approval not further  
appealable

**PUBLIC HEARING**

**AN APPEAL** of conditions, elements or parts of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-M of a Zoning Administrator's determination of approval of plans pursuant to Condition No. 3 and City Council imposed Condition No. 13 for ZA 99-0098 and determination that there is noncompliance with the conditions imposed and that additional conditions are necessary.

**STAFF RECOMMENDS DENIAL OF THE APPEAL**

Dave Kabashima (213) 978-1312

APPLICANT: Yeon H. and Si Yeon Park/Zoo Entertainment

APPELLANT: Same

4. **ZA 2002-9989(CUB)(CU)(ZV)-A1**  
CEQA: ENV 2002-9988-MND  
Plan: Wilshire

Council District: No. 13  
Location: 2999 West 6<sup>th</sup> Street  
Expiration Date: 5-10-03  
Appeal Status: CU, CUB not further appealable;  
ZV further appealable if granted

#### 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 request for a Conditional Use Permit, to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a ground floor restaurant (1,976 square feet) and a restaurant and karaoke music studio within the basement level (6,453 square feet) with hours of operation for the restaurant, health spa, karaoke music studio from 8 a.m. to 2 a.m. daily. Hours of alcohol sales are from 11 a.m. to 2 a.m. daily. Occupancy load of basement and ground floor is 139 and 266 patrons, respectively, with a total of 804 patrons for three floors and basement; and pursuant to Los Angeles, Municipal Code Section 12.24-W,27, denial of a request for a Conditional Use Permit, to permit deviations from Section 12.22-A,23(a) of the Code relating to hours of operation, and to permit the conversion, use and maintenance of a 38,620 square-foot vacant office building into a health club facility, medical office and general retail sales uses, with specific deviations for: (a) 6 (i) Landscaping - General, (a) 6 (iii) Landscaping - Setback, (a) 6 (iv) Landscaping - Parking Areas; and (ZA Note: The applicant should have also requested hours as one of the deviations being requested, but it was not included by the applicant in this portion of the overall request); and pursuant to Los Angeles City Charter Section 562 and Municipal Code Section 12.27, denial of a request for a Variance from Section 12.21-A,4(c)(3)(2) of the Code to allow a total of 137 parking spaces (on-and off-site) in lieu of the required 286; and from Section 12.26-E,5 of the Code to provide 57 of the 137 parking spaces off-site by lease agreement in lieu of a recorded covenant.

#### STAFF RECOMMENDS DENIAL OF THE APPEAL

Al Landini (213) 978-1467

APPLICANT: Du Hee Bae/Grand Spa  
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, April 22, 2003,  
at 200 North Spring Street, 10<sup>th</sup> 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.