

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 22, 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: 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, 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 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. **ELECTION OF OFFICERS**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. Minutes for May 27, 2003

4. **DIR 2002-3790(SPP)(MOD)-A1, A2, A3, A4**

CEQA: ENV-2001-3478-CE

Plan: Wilshire

Council District: 10

Location: 681 South Norton Avenue

Expiration Date: 8-18-03

Appeal Status: Not further appealable

PUBLIC HEARING

FOUR APPEALS of a Director of Planning's Determination for conditional approval of modified plans to a project previously approved consisting of a 16-Unit Condominium project.

STAFF RECOMMENDS DENIAL OF APPEALS

Jim Tokunaga (213) 978-1174

APPLICANT: All to One Developer (ATO)

APPELLANTS: Elizabeth Kendrick, M.D. (A1)

Roberta M. O'Donnell and Guy Shaw (A2)

Jeremy P. Shaw (A3)

Ronald C. Peterson, Esq. (A4)

5. **ZA 2002-6900(CUX)-A1**
CEQA: ENV-2002-6901-ND
Plan: Central City

Council District: 14
Location: 307 West 4th Street
Expiration Date: 7-20-03 (Extended)
Appeal Status: 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-W, 18, of a conditional use permit to permit a hostess dance hall in the C2 Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Jon Perica (213) 978-1306

APPLICANT: Andrew Yang/Club Fantasy
APPELLANT: Andrew Yang/Club Fantasy

6. **ZA 2002-7453 (ZAD)-A1**
CEQA: ENV 2002-7454-MND
Plan: Central City North

Council District: 14
Location: 720 and 726 South Santa Fe Avenue
Expiration Date: 8-23-03
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-X, 13, of a request for a Zoning Administrator's determination to permit the conversion, use and maintenance of an existing 36,792 square-foot building into 22 units of joint living/work quarters for artists/artisans and 1,000 square feet of associated office space, with zero parking spaces, in the M3-1 Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Al Landini (213) 978-1467

APPLICANT: Avraham Hassid
APPELLANT: Ben Safyari/EPCO Consultants

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, August 12, 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.