

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 28, 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 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
- C. Minutes for September 9 and 23, 2003

3. VESTING TENTATIVE TRACT MAP
No. 53760

CEQA: ENV 2002-5647-CE
Plan: Central City

Council District: 9
Location: 700 So. Flower St., 711 So. Hope St.,
750 W. 7th St., and 715 W. 8th St.
Expiration Date: (Extended)
Appeal Status: Further appealable to City Council

Public Hearing completed June 25, 2003

AN APPEAL from the entire decision of the Advisory Agency in approving Vesting Tentative Tract (VTT) No. 53760, for a maximum 10 air space lots, total with Lot No. 1 as the master lot and 9 air space lots on an existing multi-story commercial building which includes the Macy's Plaza and the Hyatt Regency Hotel.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Emily-Gabel-Luddy (213) 978-1327

APPLICANT: Thomas F. Walsh

APPELLANT: Hope & Flower, LLC

Note: The Central Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

4. **ZA 2003-2147(CUB)-A1**
CEQA: ENV 2003-2148-MND
Plan: Wilshire

Council District: 4
Location: 528 South Western Avenue
Expiration Date: 10-25-03 (Extended)
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's dismissal pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a request for a Conditional Use Permit to sell and dispense a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant with 16 karaoke rooms, and having hours of operation from 10 a.m. to 2 a.m. daily.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Dave Kabashima (213) 978-1387

APPLICANT: Jae Ho Lee

APPELLANT: Same

5. **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

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

6. **ZA 2002-6731(CU)-A1**
CEQA: ENV 2002-6732-CE
Plan: Hollywood

Council District: 4
Location: 1848 North Gramercy Place
Expiration Date: 11-22-03
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, 49 of a conditional use permit for the installation, use and maintenance of an unmanned wireless telecommunications facility on the rooftop and in the northerly side yard of an existing 55-foot in height, five-story multi-family residential building in the R3-1 Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Gary Booher (213) 978-1308

APPLICANT: Sprint PCS/ Scott Longhurst-Trillium Telecom Services

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, November 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.