

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 9, 2003, 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 and 5

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. 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

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: Jacob Tversky

4. ZA 2003-4725 (ZV)(ZAA)(SPR)-A1

CEQA: ENV-2003-4485-MND

Plan: Central City

Council District No. 9

Location: 643 South San Pedro Street

Expiration Date: 12-21-03

ZV: Further appealable if granted

ZAA, SPR: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of a Zoning Administrator's approval for: **(1)** pursuant to Los Angeles Municipal Code Section 12.27-B, approval of variances from Sections 12.21-A,4(p)(1) and 12.21-G of the Los Angeles Municipal Code to permit 19 parking spaces in lieu of the required 89 spaces; **(2)**, an approval of a variance from the "Q" conditions of Ordinance 164,307, Subarea 1575 to allow 80 affordable units in lieu of the 66 units permitted; and an approval of a variance to permit 6,700 square feet of open space in lieu of the minimum 8,900 square feet; and **(3)** pursuant to Section 12.28-A of the Los Angeles Municipal Code, approval of an Adjustment from Section 12.12-C of the Los Angeles Municipal Code to allow 0-foot front, rear, westerly and easterly side yard setbacks in lieu of the required 15 feet, 16 feet and 8 feet respectively and, **(4)** approval of Site Plan Review pursuant to Section 16.05, for 6,750 square feet of open space in lieu of the minimum 8,900 square feet for developments over six dwelling units.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Robert Janovici (213) 978-1318

APPLICANT: James Bonar/Skid Row Housing Trust

APPELLANT: Arsalan Gozini

5. ZA 2003-4871(CUB)-A1

CEQA: ENV 2003-4872-CE

Plan: Wilshire

Council District: 4

Location: 300 South Hobart Boulevard, #100

Expiration Date: 1-20-04

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 request for a Conditional Use Permit to permit the sale and dispensing of beer and wine only, for on-site consumption in conjunction with a proposed 1,800 sq. ft. restaurant seating 60 patrons, and having hours of operation from 7 a.m. to 2 a.m. daily.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Anik Charron (213) 978-1307

APPLICANT: Young Min Kwon

APPELLANT: Young Min Kwon

6. 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.

NOTE: The Commission's regular meeting of December 23, 2003 is canceled due to the Holidays.

**The Central Area Planning Commission will hold its next regular meeting on
January 13, 2004, at 4:30 p.m.
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.