

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

CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 25, 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: 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
- C. Minutes for October 14, 2003

3. **CPC NO. 2000-5433-DA-GPA-SP- ZC-CA**
CEQA:EIR 2000-3577
Plan: Central City

Council District: 9
Location: Various
Expiration Date: N/A
Appeal Status: N/A

REVIEW AND COMMENT ONLY

REVIEW of the Los Angeles Sports Arena and Entertainment District Streetscape Plan to:

- (1) Promote the development of a coordinated system of streetscape elements, including a system of uniquely themed environmental graphics to depict the District's special purpose and identity;
- (2) Complement surrounding development and build linkages to the neighboring South Park District and downtown through comprehensive standards for street trees, street furniture, street lighting, and special paving;
- (3) Encourage a vibrant pedestrian-oriented environment through an open-air configuration, including plazas and paseos and a strong interface between building and sidewalk through building features such as integrated canopies and outdoor dining;
- (4) Improve pedestrian comfort and safety through the incorporation of wide sidewalks, a protected pedestrian zone, canopy trees, pedestrian scaled lighting and street furniture.

STAFF RECOMMENDS REVIEW AND FILE

Ronald Maben (213) 978-1179

Applicant: City of Los Angeles

4. DIR 2003-4483-SPP-DRB-A1

CEQA: ENV 2003-4484-CE
Plan: Wilshire

Council District: 4
Location: 605 South Wilton Place
Expiration Date: 12-24-03
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL of a Director of Planning's Determination for conditional approval of plans to a project previously approved consisting of an approval of plans for a Project Permit Compliance and Project Permit Adjustment for a mixed-use building containing one residential unit and Commercial Office space. The approved plans were found to comply with all applicable provisions of the Park Mile Specific Plan and the Specific Plan Procedures of the L.A.M.C., Section 11.5.7.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Charles J. Rausch (213) 978-1167

APPLICANT: Regina Im Hyun Cho

APPELLANT: Young G. Jang
Young K. Park, Representative

**5. AA 2002-5906 PMLA-A1
ZA 2002-6033(ZV)(ZAA)-A1**

CEQA: ENV 2002-5907-ND
Plan: Wilshire

Council District: 4
Location: 528 South Western Avenue
Expiration Date: 10-25-03 (Extended)
Appeal Status: PMLA, further appealable;
ZV, further appealable if granted

PUBLIC HEARING

AN APPEAL of the Deputy Advisory Agency's disapproval, pursuant to Los Angeles Municipal Code Section 17.52-A,2, of a preliminary Parcel Map for condominium conversion purposes for 3 units; and

AN APPEAL of an Associate Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.27-B, of a variance from Section 12.21-A, 5(i)(1) and "Q" Conditions of Ordinance No. 167,449, to permit vehicular backing onto a public street from parking stalls and to allow tandem parking and no guest parking provision in the R3 Zone respectively; and pursuant to Los Angeles Municipal Code Section 12.28, denial of an adjustment from Section 12.10-C,1 to permit parking within the front yard area in lieu of the required 15-foot setback in conjunction with a residential condominium conversion project.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Alex and Marina Brik

APPELLANT: Alex and Marina Brik

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.

The next regular meeting of the Central Area Planning Commission
will be held at 4:30 p.m. on Tuesday, December 9, 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.