

**CENTRAL AREA PLANNING COMMISSION
TUESDAY, FEBRUARY 23, 2010
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Justin Kim, Commissioner
Young Kim, Commissioner
Vacant

James K. Williams, Commission Executive Assistant I

(213) 978-1300

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 ITEM NOS. 3, 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 on 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 agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, 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 the 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.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **ZA-2008-3803-ZV-1A**

CEQA: ENV-2008-3804-ND

Plan Area: Central

Council District No.: 10

Expiration Date: 3/23/10 extended

Appeal Status: Further appealable if
Variance is approved

PUBLIC HEARING

LOCATION: 1146 South Stanley Avenue

REQUESTED ACTION:

An appeal of the Zoning Administrator's **denial** of a **Zone Variance** from Section 12.09-A of the Los Angeles Municipal Code to allow an office at the ground level of a two-story, two-family dwelling units in the R2-1O Zone, and **consider** environmental clearance **Negative Declaration ENV-2008-3804-ND**.

Applicant: Glenn & Marsha Brown

Representative: Armen Ross, King Woods

Appellant: Same

RECOMMENDATION:

Deny the appeal.

Sustain the Zoning Administrator's denial of a **Zone Variance** to allow an office at the ground level of a two-story, two-family dwelling units in the R2-1-O Zone.

Consider environmental clearance **Negative Declaration ENV-2008-3804-ND**.

Staff: Sue Chang (213) 312-3304

4. **ZA-2008-4917-ZAA-1A**

CEQA: ENV-2008-4916-CE

Plan Area: Hollywood

Council District No.: 13

Expiration Date: 2/23/10 extended

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 971 North Wilton Place

REQUESTED ACTION:

An appeal of the Zoning Administrator's **denial** of an **Adjustment** from Section 12.09. 1-B,2 and from Section 12.09-B,3 of the Los Angeles Municipal Code to permit a reduced northerly side yard of 1-foot, 7-inches and to permit a reduced southerly side yard of 0 feet in lieu of the required 5 feet, and an **Adjustment** from Section 12.09.1-B,3 to permit a reduced rear yard of 0 feet in lieu of the required 15 feet, and an Adjustment from Section 12.21-C1 (g) to permit two required parking spaces within the required front yard, and find the environmental clearance **Categorical Exemption ENV-2008-4916-CE**.

Applicant: Alan and Anne Dinner
Representative: John Pieplow
Appellant: Same

RECOMMENDATION:

Deny the appeal.

Sustain the Zoning Administrator's **denial** of an **Adjustment** to permit a reduced northerly side yard of 1-foot, 7-inches and to permit a reduced southerly side yard of 0 feet in lieu of the required 5 feet, and an **Adjustment** to permit a reduced rear yard of 0 feet in lieu of the required 15 feet, and an Adjustment to permit two required parking spaces within the required front yard.

Find the environmental clearance **Categorical Exemption ENV-2008-4916-CE**.

Staff: Michael LoGrande (213) 978-1318 and Fernando Tovar (213) 978-1313

5. **ZA-2008-2213-CU-ZV-1A**

CEQA: ENV-2008-2214-MND

Plan Area: Wilshire

Council District No.: 4

Expiration Date: 2/23/10 extended

Appeal Status: Further appealable if
Variance is approved

PUBLIC HEARING

LOCATION: 303 South Highland Avenue

REQUESTED ACTION:

An appeal of the Zoning Administrator's **denial** of a request to permit the **Continued Use** and maintenance of a religious use (daily prayer gathering) within an existing single-family dwelling in the R1-1-HPOZ Zone, and **2)** the **denial** of a request for a **Zone Variance** from Section 12.21-A,4(e) of the Los Angeles Municipal Code to permit two parking spaces in lieu of the required 12 parking spaces, on an approximately 8,100 square-foot site in the R1-1-HPOZ Zone, and the **denial** of environmental clearance **Mitigated Negative Declaration ENV-2008-2214-MND**.

Applicant: Rabbi Chaim Baruch Rubin
Representative: Fred Gaines, Gaines & Stacey, LLP

Appellant: Same

RECOMMENDATION:

Deny the appeal.

Sustain the Zoning Administrator's decision **1)** for the **denial** of a request to permit the **Continued Use** and maintenance of a religious use (daily prayer gathering) within an existing single-family dwelling in the R1-1-HPOZ Zone, and **2)** for the **denial** of a **Zone Variance** to permit two parking spaces in lieu of the required 12 parking spaces, on an approximately 8,100 square-foot site in the R1-1-HPOZ Zone.

Consider the environmental clearance **Mitigated Negative Declaration ENV-2008-2214-MND**.

Staff: Al Landini (213) 369-0552

6. **ZA-2008-2754-ZAA-1A**

CEQA: ENV-2008-2755-CE

Plan Area: Hollywood

Council District No.: 4

Expiration Date: 3/13/10

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 2357 North Lyric Avenue

REQUESTED ACTION:

An appeal of the Zoning Administrator's **approval** of **Zoning Administrator's Adjustments 1a)** to allow a portion of an existing game court to maintain a minimum 4-foot 2-inch southerly side yard setback and a proposed storage shed to observe a minimum 2.5-foot northerly side yard setback in lieu of the required minimum 5 feet, and **1b)** to allow an existing game court to maintain a 0-foot rear yard setback in lieu of the required minimum 15 feet, and **2)** from Section 12.21-C,1(g) of the Code to allow the continued use and maintenance of an 8-foot high fence above a 2-foot high wall (for a total combined height of 10 feet) along the rear property line and a 10-foot high fence within a portion of the required side yard in lieu of the maximum 6-foot height permitted, and **find** the environmental clearance **Categorical Exemption ENV-2008-2755-CE**.

Applicant: Steven Klayman

Representative: Greg Jackson; Rosenheim and Associates, Inc.

Appellant: Daryne Nicole and Thomas Summer

RECOMMENDATION:

Deny the appeal.

Sustain the Zoning Administrator's decision and **approve** the **Zoning Administrator's Adjustments 1a)** to allow a portion of an existing game court to maintain a minimum 4-foot 2-inch southerly side yard setback and a proposed storage shed to observe a minimum 2.5-foot northerly side yard setback in lieu of the required minimum 5 feet, and **1b)** to allow an existing game court to maintain a 0-foot rear yard setback in lieu of the required minimum 15 feet, and **2)** to allow the continued use and maintenance of an 8-foot high fence above a 2-foot high wall (for a total combined height of 10 feet) along the rear property line and a 10-foot high fence within a portion of the required side yard in lieu of the maximum 6-foot height permitted.

Find the environmental clearance **Categorical Exemption ENV-2008-2755-CE**.

Staff: Larry Friedman (213) 978-1225

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, March 9, 2010** at

City Hall
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) 978-1300 or by e-mail at APCCentral@lacity.org.