

OFFICIAL
CITY OF LOS ANGELES
Los Angeles Central Area Planning Commission Minutes
Tuesday, April 28, 2009
200 North Spring Street, Room 272
Los Angeles California 90012

MINUTES OF THE LOS ANGELES CENTRAL AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission Vice President Franklin Acevedo at 4:45 p.m.

Commissioners present: Chanchanit Martorell, Victor Viramontes, and David P. White

Commissioner absent: Young Kim

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of March 24, 2009

Motion: To Approve the Minutes of March 24, 2009.

Moved: Acevedo

Seconded: Martorell

Ayes: Viramontes

Abstain: White

Absent: Kim

Note: Commissioner White was not present for the meeting of March 24, 2009, therefore he abstained from voting on the Minutes of March 24, 2009.

Vote: 3-0

3. **AA-2007-3252-PMLA-CC-1A**
CEQA: ENV-2007-3253-CE

Plan: Wilshire

Council District: 5
Location: 200 South Mansfield Avenue
Expiration Date: 11/6/08 (Extended)
Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 10, 2009 MEETING

AN APPEAL of the Advisory Agency's denial of the two-unit condominium conversion; Categorical Exemption No. ENV-2007-3253-CE will be considered with the appeal.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the action of the Advisory Agency's determination, **adopt** Findings; and **do not adopt** Categorical Exemption No. ENV-2007-3253-CE as recommended by City staff.

APPLICANT: Nancy Brewer

APPELLANT: Same

Staff: Susan Palmas (213) 978-1360

DISCUSSION

Discussion ensued.

Motion: To Grant the appeal and overturned the decision of the Deputy Advisory Agency.

Moved: White

Seconded: Acevedo

Ayes: Martorell, Viiramontes

Vote: 4-0

4. **APCC-2008-3526-SPE-SPP**

Related Case: CPC-2006-7301-ZC-ZV-
YV-SPR-ZAA; VTT-67429; DIR-2007-5881-SPP
CEQA: ENV-2005-7118-EIR

Council District: 13
Expiration Date: 4/28/09
Appeal Status: Further appealable
to City Council

Plan: Hollywood

PUBLIC HEARING – Completed on March 16, 2009

Project Location: 1614-1736 Argyle Ave, 6139-6240 W. Hollywood Blvd,
6140-6158 W. Carlos Ave, 1631-1649 N. El Centro Ave, and
1615-1631 Vista Del Mar Ave.

Proposed Project:

Installation of tenant and way-finding signs; building identification signs; seven supergraphic signs.

Requested Actions:

1. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance Review to establish compliance with the Hollywood Sign District;
2. Pursuant to Section 11.5.7 F of the Municipal Code, a Specific Plan Exception to allow sign locations, types and surface area not normally permitted by the Hollywood Sign District;
3. Pursuant to Section 21082.1, a finding that the previously certified Environmental Impact Report (ENV-2005-7118-EIR; certified on July 31, 2007) adequately describes the project and its environmental effects and that the approval of this project will result in no new environmental effects.

Recommended Actions:

1. **Approve** the requested Specific Plan Exceptions.
2. **Approve** the requested Specific Plan Project Permit Compliance Review.
3. **Find** that the previously certified Environmental Impact Report adequately describes the Project and its environmental effects and that the approval of this Project will result in no new environmental effects beyond the scope of the previously analyzed in the EIR as certified by the City Council in its adoption on July 31, 2007.
4. **Adopt** the attached Findings.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

APPLICANT: Clarett Hollywood, LLC.//Frank Stephan

Staff: Craig Weber (213) 978-1213

DISCUSSION

Discussion ensued.

Motion:

1. Approved the requested Specific Plan Exceptions from Section 7.M 2 of the Hollywood Signage Supplemental Use District (SUD) to allow more than two Supergraphic Signs on one building that are not located on opposite walls of the building and may be viewed at the same time from the same location; from Section 7.M 2 of the Hollywood Signage Supplemental Use District (SUD) to allow other signage on a face that contains a Supergraphics Sign; and from Section 5F of the Hollywood Signage Supplemental Use District (SUD) to allow more sign area than the permitted combined sign area.
2. Approved the requested Specific Plan Project Permit Compliance Review.
3. Found that the previously certified Environmental Impact Report adequately describes the Project and its environmental effects and that the approval of this Project will result in no new environmental effects beyond the scope of the previously analyzed in the EIR as certified by the City Council in its adoption on July 31, 2007.
4. Adopted the attached Findings.
5. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Moved: White
Seconded: Acevedo
Ayes: Martorell, Viiramontes
Absent: Kim

Vote: 4-0

5. **VTT-70510-CC-1A**
CEQA: ENV-2008-3702-MND

Plan: Wilshire

Council District: 5
Location: 114-116 ½ N. Sycamore Avenue
Expiration Date: 4/30/09
Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL from the entire decision of the Advisory Agency in Disapproving VTT-70510-CC and consider Mitigated Negative Declaration ENV-2008-3702-MND.

RECOMMENDED ACTIONS:

1. **Deny** the appeal.
2. **Sustain** the action of the Deputy Advisory Agency in disapproving VTT-70510-CC.
3. **Adopt** the findings of the Deputy Advisory Agency.
4. **Do not adopt** Mitigated Negative Declaration ENV-2008-3702-MND as recommended by City staff.

APPLICANT: Francine Cowley
Representative: Liza Ahn Psomas

APPELLANT: Same

Staff: Joey Vasquez (213) 978-1352

DISCUSSION

Discussion ensued.

Motion: To Grant the appeal in part and overturned the decision of the Deputy Advisory Agency.

Moved: White

Seconded: Viramontes

Ayes: Acevedo, Martorell

Absent: Kim

Vote: 4-0

6. **VTT-65583-CN-DB-1A and**
ZA-2006-10260-ZAA-DB-1A
CEQA: ENV-2006-10262-MND

Plan Area: Hollywood

Council District: 13
Location: 6527-6531 Leland Way
Expiration Date: 3/24/09
Appeal Status: VTT further appealable

CONTINUED FROM MARCH 24, 2009 MEETING

PUBLIC HEARING

PROPOSED PROJECT

1) A Vesting Tentative Tract for a 1-lot subdivision for 11 residential condominiums (including 3 density bonus units) with 29 parking spaces, with incentives for providing one affordable unit, an increase in height to 36 feet in-lieu-of the required 30 feet, and a 12-foot front yard setback in-lieu-of the required 15 feet; and 2) a Zoning Administrator's Adjustment to permit a 5-foot rear yard in lieu of the required 15 feet.

REQUESTED ACTIONS

Appeals from part of the decision of the Advisory Agency in approving VTT-65583-CN-DB and the entire decision by the Zoning Administrator in approving ZA-2006-10260-ZAA-DB; and **adopt** the Mitigated Negative Declaration ENV-2006-10262-MND as the environmental clearance for the project as recommended by City staff.

RECOMMENDED ACTIONS

1. **Deny** Appeal #1.
2. **Grant** Appeal #2 in part and amend Condition Nos. 9.c.2., 9.i., and Finding (b) (Subdivision Map Act).
3. **Sustain** the action of the Deputy Advisory Agency in approving VTT-65583-CN-DB.
4. **Modify** Vesting Tentative Tract Conditions of Approval as modified in Appeal #2.
5. **Modify** Vesting Tentative Tract Findings (Subdivision Map Act) as modified in Appeal #2.
6. **Deny** Appeal #3.
7. **Modify** Findings of the Zoning Administrator as modified in Appeal #3.
8. **Adopt** Conditions of Approval of ZA-2006-10260-ZAA-DB.
9. **Adopt** the Mitigated Negative Declaration ENV-2006-10262-MND.

APPELLANTS: (1) David Carrera (VTT-65583-CN-DB)
(2) Leland Condominiums, LLC (VTT-65583-CN-DB)
(3) Maria Hinton (ZA-2006-10260-ZAA-DB)

APPLICANT: Leland Condominiums, LLC

Staff: Mike Young (213) 978-1362

Motion: To Continue to June 9, 2009

Moved: Acevedo

Seconded: White

Ayes: Martorell, Viramontes

Absent: Kim

Vote: 4-0

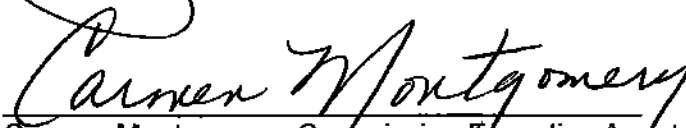
7. PUBLIC COMMENT PERIOD

No speakers.

Commissioner White stated for the record, prior to today's meeting he listened to the audio from previous meetings of February 10, 2009 and March 24, 2009, for Item's 3 and 6 on today's agenda, respectively.

There being no further business to come before the Los Angeles Central Area Planning Commission, the meeting adjourned at 8:05 p.m.



Franklin Acevedo, Vice President

Carmen Montgomery, Commission Executive Assistant
Los Angeles Central Area Planning Commission

Date Adopted: June 9, 2009