

OFFICIAL
CITY OF LOS ANGELES
Los Angeles Central Area Planning Commission Minutes
Tuesday, June 9, 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 RECORDING 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 President Young Kim at 4:40 p.m.

Commissioners present: Franklin Acevedo, Young Kim, Chanchanit Martorell, Victor Viramontes

Commissioner absent: David White

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of April 28, 2009 and May 12, 2009

Motion: To Approve the Minutes of April 28, 2009 and May 12, 2009

Moved: Acevedo

Seconded: Viramontes

Ayes: Martorell, Kim

Vote: 4-0

3. **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 to
City Council**

CONTINUED FROM APRIL 28, 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 No. 1.
2. **Grant** Appeal No. 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 No. 2.
5. **Modify** Vesting Tentative Tract Findings (Subdivision Map Act) as modified in Appeal No. 2.
6. **Deny** Appeal No. 3.
7. **Modify** Findings of the Zoning Administrator as modified in Appeal No. 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

DISCUSSION

Planning staff presented the case.

The representative for appellant Nos. 1 and 3 addressed the Commission.

The representative for the project Leland Condominiums, LLC and the parking structure engineer addressed the Commission.

The Commission asked questions of the representative of Leland Condominiums, LLC.

Noel Hyun of Council District 13 addressed the Commission.

A total of twenty-one speakers were heard, followed by the Commission's discussion with questions for the Planning staff, applicant and the applicant's representative.

Motion: To Deny Appeal No. 1
To Deny Appeal No. 3 in part

Moved: Acevedo
Seconded: Martorell
Ayes: Kim, Viramontes

Vote: 4-0

Motion: To Deny Appeal No. 2 in part, amend Conditions 9b, 9i and send the height incentive appeal to City Planning Commission.

Moved: Kim
Seconded: Acevedo
Ayes: Martorell, Viramontes

Vote: 4-0

4. **ZA-2008-1968-ZAD-1A**
CEQA: ENV-2008-1967-CE
Plan Area: Wilshire

Council District: 4
Expiration Date: 6/22/09
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: 600 S. Muirfield Road

REQUESTED ACTIONS:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7, for denial of a request for a Zoning Administrator's Determination to permit the continued use and maintenance of a steel/wrought iron fence and gates varying in height from 6 feet 2 inches to 7 feet 6 inches within the front yard setback area, in lieu of the maximum fence height of 3 feet 6 inches permitted in the front yard setback by Section 12.21-C,1 (g) of the Code, and find that the environmental clearance for the project is Categorical Exempt, ENV-2008-1967-CE, pursuant to Class 3, Category 6, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300 et seq. of the State CEQA Guidelines.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator for denial of a request for a Zoning Administrator's Determination to permit the continued use and maintenance of a steel/wrought iron fence and gates varying in height from 6 feet 2 inches to 7 feet 6 inches within the front yard setback area, in lieu of the maximum fence height of 3 feet 6 inches permitted in the front yard setback by Section 12.21-C,1 (g) of the Code and **find** that the environmental clearance for the project is Categorically Exempt, ENV-2008-1967-CE, pursuant to Class 3, Category 6, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines, Section 15300 et seq. of the State CEQA Guidelines.

APPLICANT: Christian Audigier
Representative: Fred Gaines, Esq./Gaines & Stacy LLP

APPELLANT: Same

STAFF: Larry Friedman (213) 978-1225

DISCUSSION

Planning staff presented the case.

The applicant's representative addressed the Commission.

The representative for Council District 4 spoke, and stated the Council Office does not support the overheight fences.

Discussion ensued between the Commission, Planning staff and the applicant's representative.

Motion: To Deny the Appeal

Moved: Martorell
Seconded: Viramontes
Ayes: Acevedo, Kim

Vote: 4 - 0

5. **ZA-2007-2504-ZAD-1A**
CEQA: ENV-2007-2505-MND
Plan Area: Hollywood

Council District: 4
Expiration Date: 6/10/09
Appeal Status: Not further appealable

PUBLIC HEARING

Project Location: 6041 West Rodgerton Drive

REQUESTED ACTIONS:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the approval of a Zoning Administrator's Determination to permit a freestanding retaining wall with a maximum height of 20 feet, a second freestanding retaining

wall with a maximum height of 12 feet, and a third freestanding retaining wall with a maximum height of 6 feet in lieu of the permitted two retaining walls with a maximum height of 10 feet each under Section 12.21-C,8 of the Code, all in conjunction with the construction of a 3,306 square-foot single-family dwelling on an existing 9,236 square-foot vacant lot, and the adopted Mitigated Negative Declaration No. ENV-2007-2505-MND.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator for approval of a Zoning Administrator's Determination to permit a freestanding retaining wall with a maximum height of 20 feet, a second freestanding retaining wall with a maximum height of 12 feet, and a third freestanding retaining wall with a maximum height of 6 feet in lieu of the permitted two retaining walls with a maximum height of 10 feet each, all in conjunction with the construction of a 3,306 square-foot single-family dwelling on an existing 9,236 square-foot vacant lot, and **adopt** Mitigated Negative Declaration No. ENV-2007-2505-MND.

APPLICANT: Franco Brunetti
Representative: Ronald Chang

APPELLANT: Beachwood Canyon Neighborhood Association
Representative: Fran Reichenbach

APPELLANT: Hollywoodland Homeowners Association
Representative: Cara Rule

STAFF: Larry Friedman (213) 978-1225

DISCUSSION

Planning staff presented the case.

The representative, and the licensed architect for the Hollywoodland Homeowners Association addressed the Commission in opposition to the project.

The representative of the Beachwood Canyon Neighborhood Association and Jean Clarke stated that the Zoning Administrator erred in its decision for approval of a permit for a freestanding retaining wall.

The applicant's representative spoke in support of the project.

The Planning Deputy for Council District 4 requested the Commission overturn the Zoning Administrator's decision and approve the appeals.

A total of five people spoke in opposition to the project.

Discussion ensued between the Commission, Planning staff and the applicant's representative.

Motion: To Continue to August 11, 2009 and request Planning Staff to notify the Design Review Board that the applicant would like to immediately set up a preliminary consultation, in which the community will be noticed and to have a written comment and/or recommendation to the proposed variance or project prior to the meeting of August 11, 2009 with recommendations to Planning staff.

Moved: Kim

Seconded: Acevedo

Ayes: Martorell, Viramontes

Vote: 4-0

6. ZA-2008-1459-CU-ZV-1A

CEQA: CEQA: ENV-2008-1460-MND

Plan Area: Hollywood

Council District: 5

Expiration Date: 6/09/09

Appeal Status: ZV further appealable
to City Council if approved

PUBLIC HEARING

Project Location: 7673 Melrose Avenue

REQUESTED ACTIONS:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W 27, for dismissal of a conditional use permit to allow the continued use and maintenance of a hand car wash with deviations from the Commercial Corner regulations as set forth in Section 12.22-A,23 of the Municipal Code related to bicycle parking, recycling area, and landscaping in the parking area inasmuch as the use is not permitted by the underlying C4 Zone and under the conditional use there is no authority to grant relief from a non-permitted use in the corresponding zone and the request should be processed solely as a variance and, **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, denial of a variance from Section 12.16-A to permit the continued use and maintenance of an existing hand car wash consisting of a 286 square-foot office, three canopies, parking and hours of operation from 8 a.m. to 6 p.m., seven days a week, in the C4 Zone where such use is otherwise not permitted.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator **1)** for dismissal of a conditional use permit to allow the continued use and maintenance of a hand car wash with deviations from the Commercial Corner regulations to bicycle parking, recycling area, and landscaping in the parking area inasmuch as the use is not permitted by the underlying C4 Zone and under the conditional use there is no authority to grant relief from a non-permitted use in the corresponding zone and the request should be processed solely as a variance and, **2)** denial of a variance to permit the continued use and maintenance of an existing hand car wash consisting

of a 286 square-foot office, three canopies, parking and hours of operation from 8 a.m. to 6 p.m., seven days a week, in the C4 Zone where such use is otherwise not permitted, and **consider** Mitigated Negative Declaration No. ENV-2008-1460-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

APPLICANT: Jae-Hong Choi

Representative: Steve S. Kim, GSD Partners, Inc.

APPELLANT: Same

STAFF: Lourdes Green (213) 978-1313

DISCUSSION

Planning staff received a written request from Council District 5 for the entire matter to be continued to June 23, 2009.

Although not being present, Commissioner Kim read into the record the names of 15 individuals for the appeal and 6 against the appeal.

Only one person spoke against the appeal.

Motion: To Continue to June 23, 2009

Moved: Kim

Seconded: Viramontes

Ayes: Acevedo, Martorell

Vote: 4-0

7. **ZA-2008-1888-CUB-1A**

CEQA: ENV-2008-1889-CE

Plan Area: Wilshire

Council District: 1

Expiration Date: 6/20/09

Appeal Status: Not further appealable

*****NOTE: A LETTER OF WITHDRAWAL OF APPEAL WAS RECEIVED
ON JUNE 1, 2009*****

PUBLIC HEARING

Project Location: 2748 West 8th Street, #207

REQUESTED ACTIONS:

An appeal of the Zoning Administrator's decision 1) pursuant to Los Angeles Municipal Code Section 12.24-W,27, for the dismissal of a conditional use request for a deviation from the Mini-Shopping provisions regarding hours of operation as the applicant has revised the project so that the request is in conformance with the permitted hours of operation and the conditional use

is no longer necessary; and 2) pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the approval of a conditional use to permit the sale of beer and wine for on-site consumption in conjunction a proposed restaurant, and find that the environmental clearance for the project is Categorical Exempt, ENV-2008-1889-CE, pursuant to Class 5, Category 34, City CEQA Guidelines, Article III, Section 1, State CEQA Guidelines.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the decision of the Zoning Administrator for 1) dismissal of a conditional use request for a deviation from the Mini-Shopping provisions regarding hours of operation as the applicant has revised the project so that the request is in conformance with the permitted hours of operation and the conditional use is no longer necessary; and 2) for the approval of a conditional use to permit the sale of beer and wine for on-site consumption in conjunction a proposed restaurant, and **find** that the environmental clearance for the project is Categorical Exempt, ENV-2008-1889-CE, pursuant to Class 5, Category 34, City CEQA Guidelines, Article III, Section 1, State CEQA Guidelines.

APPLICANT: Ok Ja Lee
Representative: Steve S. Kim

APPELLANT: Same

STAFF: Lourdes Green (213) 978-1313

Motion: To Accept the Letter of Withdrawal of Appeal and Deny the Appeal

Moved: Martorell
Seconded: Acevedo
Ayes: Viramontes, Kim

Vote: 4 - 0

8. PUBLIC COMMENT PERIOD

No speakers.

There being no further business to come before the Los Angeles Central Area Planning Commission, the meeting adjourned at 9:40 p.m.



Young Kim, President

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

Date Adopted: _____