

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, August 11, 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 Vice-President Franklin Acevedo at 4:40 p.m.

Commissioners present: Franklin Acevedo, Victor Viramontes, David White

Commissioner absent: Young Kim, Chanchanit Martorell

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

C. Election of Officers

Motion: To Continue the Election of Officers to August 25, 2009.

Moved: Viramontes

Seconded: White

Ayes: Acevedo

Vote: 3-0

D. Minutes of June 23, 2009 and July 14, 2009

Motion: To Continue the Minutes of June 23 and July 14, 2009 to August 25, 2009

Moved: White

Seconded: Acevedo

Ayes: Viramontes

Vote: 3-0

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

Council District: 4
Expiration Date: 8/11/09
Appeal Status: Not further appealable

CONTINUED FROM JUNE 9, 2009 MEETING

PUBLIC HEARING REQUIRED

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 and restated the recommendation of the Commission on June 9, 2009 to continue the above item for 60 days. At the meeting of June 9, 2009, the Commission recommended that the project architect meet with the Hollywoodland Design Review board to reach an agreement, which meeting took place on July 9, 2009. The Design review board met, recommended that the appeals be granted and the Zoning Administrator's decision be overturned.

The applicant's representative and architect for the project addressed the Commission.

The appellant for the Hollywoodland Homeowners Association was unable to attend the meeting. A representative spoke in their behalf.

The appellant for the Beachwood Canyon Neighborhood Association addressed the Commission.

Five people spoke for the appeals and against the project.

The Planning Deputy of Council District 4 addressed the Commission. The Council Office position is for the appeals and against the project.

Discussion ensued among the Commission, planning staff and the architect.

Motion: To Grant the appeals and overturned the Zoning Administrator's decision.

Moved: Acevedo

Seconded: White

Ayes: Viramontes

Vote: 3-0

4. **ZA-2008-0703-CUB-1A**
CEQA: ENV-2008-0704-MND
Plan Area: Hollywood

Council District: 13
Expiration Date: 8/18/09
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 4857 Melrose Avenue

REQUESTED ACTIONS:

An Appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the denial of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages; and denial of the environmental clearance Mitigated Negative Declaration ENV-2008-0704-MND.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the Zoning Administrator's decision for the denial of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages; and **consider** the environmental clearance Mitigated Negative Declaration ENV-2008-0704-MND.

APPLICANT: Jae Huyn Lee
Representative: Steve S. Kim, GSD Partners, Inc.

APPELLANT: Jae Huyn Lee

STAFF: Pat Brown (213) 978-1306

DISCUSSION

Planning staff presented the case.

The applicant's representative addressed the Commission.

Officer Richie of the Los Angeles Police Department, Hollywood Vice spoke against the conditional use permit.

Two people spoke for the project.

The Planning Deputy of Council District 13 addressed the Commission.

Discussion ensued among the Commission, planning staff and the architect.

Motion: To Grant the appeal and overturn the Zoning Administrator's decision.

Moved: White

Seconded: Viramontes

Ayes: Acevedo

Vote: 3-0

At this point in the proceeding the Commission took a 10 minute break and reconvened the meeting at 7:12 p.m.

5. **ZA-2008-3338-ZAA-ZAD-1A**
CEQA: ENV-2008-3339-CE
Plan Area: Hollywood

Council District: 5
Expiration Date: 8/31/09
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 8574 Cole Crest Drive

REQUESTED ACTIONS:

An Appeal of the Zoning Administrator's decision, **1)** pursuant to Los Angeles Municipal Code Section 12.28, A, for the approval of an Adjustment from Section 12.21-C,1(g) to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall and fence with pilasters and gates up to 21 feet 6 inches high in the front and side yard setback area; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, for the approval of a Determination to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall in the front and side yard setback areas on an approximately 12,850 square-foot lot in the R1-1 Zone; and **3)** find the environmental clearance Categorical Exemption ENV-2008-3339-CE.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the Zoning Administrator's decision for the approval of an Adjustment to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall and fence with pilasters and gates up to 21 feet 6 inches high in the front and side yard setback area; and **2)** approval of a Determination to permit the continued use and maintenance of an existing 28-foot 6-inch high retaining wall in the front and side yard setback areas on an approximately 12,850 square-foot lot in the R1-1 Zone; and **3)** find the environmental clearance Categorical Exemption ENV-2008-3339-CE.

APPLICANT: Carl King
Representative: Fred Gaines, Esq.

APPELLANT: Joseph A. Cardella

STAFF: Michael LoGrande (213) 978-1318

DISCUSSION

Planning staff Albert Landini presented the case on behalf of Michael LoGrande.

The appellant addressed the Commission.

The applicant's representative addressed the Commission and requested denial of the appeal.

Five people spoke in support of the appeal.

Four people spoke against the appeal and for approval of the project.

Discussed ensued between the Commissioners and planning staff.

Motion: To Deny Appeal and sustain the Zoning Administrator's decision

Moved: Acevedo

Seconded: White

Ayes: Viramontes

Vote: 3-0

6. **ZA-2008-3405-CUB-CUX-1A**
CEQA: ENV-2008-3406-MND
Plan Area: Central City

Council District: 9
Expiration Date: 8/26/09
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 108 West 2nd Street

REQUESTED ACTIONS:

An Appeal of the Zoning Administrator's decision 1) pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the approval of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and 2) pursuant to Los Angeles Municipal Code Section 12.24-W,18, for the approval of a Conditional Use Permit to allow public patron dancing; and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-3406-MND.

RECOMMENDED ACTIONS:

Deny the appeal; sustain the Zoning Administrator's decision 1) for the approval of a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption; and 2) for the approval of a Conditional Use Permit to allow public patron dancing; and adopt the environmental clearance Mitigated Negative Declaration ENV-2008-3406-MND.

APPLICANT: Andrew Meieran, Edison Downtown, Inc.
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANT: Andrew Meieran, Edison Downtown, Inc.
Representative: Joshua Kaplan & Elizabeth Peterson

STAFF: Michael LoGrande (213) 978-1318

DISCUSSION

Planning staff Albert Landini presented the case on behalf of Michael LoGrande.

The appellant's representative, Joshua Kaplan addressed the Commission.

Seven people spoke and voiced their concerns regarding various issues at the Edison venue.

Two people spoke in support of the project.

Discussion ensued between the Commissioners, applicant and appellant's representatives.

Motion: To Grant the Appeal in part

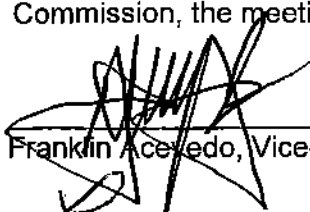
Moved: White
Seconded: Viramontes
Ayes: Acevedo

Vote: 3-0

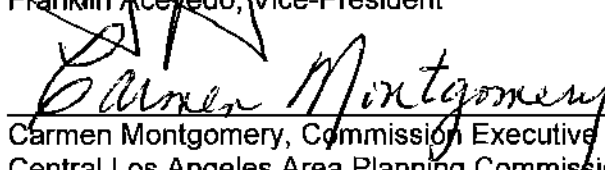
7. **PUBLIC COMMENT PERIOD**

No speakers.

There being no further business to come before the Los Angeles Central Area Planning Commission, the meeting adjourned at 10:25 p.m.



Franklin Acevedo, Vice-President



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

Date Adopted: 10-13-09