

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, July 26, 2011
200 North Spring Street
Room 1060, City Hall
Los Angeles, California 90012

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

The meeting was called to order by Commission Vice-President Martorell at 4:38 p.m.

Present: Commissioners Young Kim, Chanchanit Martorell, Kevin Norton, and Daniel Suh

Absent: Commissioner Frank Acevedo

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

New Planning Department newsletter distributed to the Commissioners. South Los Angeles is spotlighted in this issue.

2. COMMISSION BUSINESS

A. Advance Calendar - no changes

B. Commission Requests - none

C. Election of Officers

Motion: To move the election of officers to the next regular meeting.

Moved: Commissioner Kim

Seconded: Commissioner Suh

Ayes: Commissioners Kim, Suh, Norton, and Martorell

Absent: Commissioner Acevedo

Vote: 4 - 0

3. VTT-70608-CN-1A
CEQA: ENV-2008-2726-MND
Plan: Wilshire

Council District: 4 – LaBonge
Expiration Date: 7-26-11(extended)
Appeal Status: Further appealable to City Council

CONTINUED FROM JUNE 28, 2011

LOCATION: 664 S. RIMPAU BOULEVARD

PROPOSED PROJECT:

Construction of a 12-unit residential condominium with 30 parking spaces.

REQUESTED ACTION:

An Appeal from the entire decision of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 70608-CN. Consideration of Mitigated Negative Declaration No. ENV-2008-2726-MND.

Applicants: Chung Hyuk Pak and Soon Pak
Representative: Joe Pink, ARC Pac Inc.

Appellants: Nancy and John Reinisch and the Rimpau Neighborhood Association
Representative: Rob Glushon and Steve Kaplan, Luna & Glushon

RECOMMENDATIONS:

1. Grant in part and deny in part the appeal, on the condition that the Park Mile Design Review Board and the City Planning Department has issued a determination on DIR-2008-2726-DRB-SPP.
2. Adopt Mitigated Negative Declaration No. ENV-2008-2726-MND.

Staff: Haydee Urita-Lopez (213) 978-1453

DISCUSSION:

Planning Staff requested a 75 day continuance. The applicant and appellants were not present. There were no speakers. After a brief discussion, the Commission agreed to continue the case.

Motion: To continue the case to October 11, 2011.

Moved: Commissioner Kim
Seconded: Commissioner Suh
Ayes: Commissioners Kim, Suh, Norton, and Martorell
Absent: Commissioner Acevedo
Vote: 4 - 0

4. **ZA-2009-2937-ZV-ZAA-1A** **Council District:** 5 – Koretz
CEQA: ENV-2009-2938-MND **Expiration Date:** 7-26-11 (Extended)
Plan: Hollywood **Appeal Status:** ZV further appealable if approved

Motion: To move the action of this case to the next regular meeting
CONTINUED FROM JUNE 28, 2011

LOCATION: 822-824 NORTH SYCAMORE AVENUE

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision 1) pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to deny a Variance from Section 12.09-A,2 of the Municipal Code to permit three dwelling units in lieu of the maximum two units that are permitted in the R2 Zone, and 2) pursuant to Los Angeles Municipal Code Section 12.28 A, to deny Zoning Administrator's Adjustment to permit a rear yard setback of approximately 9.5 feet in lieu of 15 feet otherwise required in Section 12.09-C, and to permit separations of approximately 7 feet 6 inches between an illegally converted dwelling unit and a duplex building and 7 feet 10 inches between the subject third dwelling unit and a detached garage in lieu of 10 feet otherwise required in Section 12.21-C,2(a); and an appeal of the Zoning Administrator's decision to not concur with the environmental clearance Mitigated Negative Declaration ENV-2009-2938-MND.

Applicant: Charles Shahnaiian
Representative: Christopher Murray, Rosenheim & Associates

Appellant: Same

RECOMMENDATION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision: 1) to deny a Variance to permit three dwelling units in lieu of the maximum two units that are permitted in the R2 Zone, and 2) for the denial of a Zoning Administrator's Adjustment to permit a rear yard setback of approximately 9.5 feet in lieu of 15 feet otherwise required in Section 12.09-C, and to permit separations of approximately 7 feet 6 inches between an illegally converted dwelling unit and a duplex building and 7 feet 10 inches between the subject third dwelling unit and a detached garage in lieu of the 10 feet otherwise required in Section 12.21-C,2(a), and
3. **Sustain** the Zoning Administrator's decision to not concur with the environmental clearance Mitigated Negative Declaration ENV-2009-2938-MND.

Staff: Sue Chang (213) 978-1318

DISCUSSION:

The Zoning Administrator presented her report. The appellant spoke, there was one speaker against the appeal, and the City Council Member's representative spoke in support of the appeal. A lengthy discussion ensued between the Commissioners, the Zoning Administrator, and the appellant.

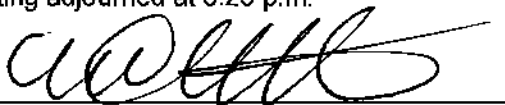
Motion: To grant the appeal, overturn the Zoning Administrator's decision and grant a Variance to permit three dwelling units in lieu of the maximum two units that are permitted in the R2 Zone, and 2) for the denial of a Zoning Administrator's Adjustment to permit a rear yard setback of approximately 9.5 feet in lieu of 15 feet otherwise required in Section 12.09-C, and to permit separations of approximately 7 feet 6 inches between an illegally converted dwelling unit and a duplex building and 7 feet 10 inches between the subject third dwelling unit and a detached garage in lieu of the 10 feet otherwise required in Section 12.21-C,2(a), subject to Conditions of Approval and revised Findings, and overturn the Zoning Administrator's decision to not concur with the environmental clearance Mitigated Negative Declaration ENV-2009-2938-MND.

Moved: Commissioner Norton
Seconded: Commissioner Kim
Ayes: Commissioners Norton, Kim, and Suh
Noes: Commissioner Martorell
Absent: Commissioner Acevedo
Vote: 3 - 1

5. PUBLIC COMMENT PERIOD

One speaker

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:25 p.m.



Chanchanit Martorell, Vice-President



Rhonda Ketay, Commission Executive Assistant
Central Los Angeles Area Planning Commission

Adopted on September 13, 2011