

**OFFICIAL**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission Minutes  
Tuesday, May 8, 2012  
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](http://www.planning.lacity.org).

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

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

**1. DEPARTMENTAL REPORT - ITEMS OF INTEREST**

The Council Committee, Planning Land Use Management (PLUM), is currently considering the Hollywood Community Plan.

The Department's budget was before the Council Finance and Budget Committee. There were no lay-offs and no increase in resources. The full Council will vote on the Final Budget on May 18, 2012.

**2. COMMISSION BUSINESS**

A. Advanced Calendar – no changes

B. Commission Requests - none

- 3. APCC-2008-1391-SPE-ZV-ZAD**  
**CEQA:** ENV-2008-1392-MND-REC  
**Related Case:** DIR-2010-3157-DRB-SPP  
**Plan:** Hollywood

**Council District:** 4 - LaBonge  
**Expiration Date:** 5/12/12  
**Appeal Status:** Appealable to  
City Council

**PUBLIC HEARING HELD ON APRIL 2, 2012**

**Location:** 3125 Hollyridge Drive

**PROPOSED PROJECT:**

**An 897-square-foot addition to an existing single-family residence.** This addition to the 1,470-square-foot, single-story residence would be accomplished by demolishing 300 square feet and adding 222 square feet on the street level, and adding a new 975-square-foot lower level as well as a 180-square-foot covered lower deck. This project does not increase the height or change the setbacks from the current existing residence.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration ENV-2008-1392-MND-REC2 and addendums as adequate environmental clearance.
2. Pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), an **Exception** to the Hollywoodland Specific Plan (Ordinance No. 168,121) from Section 7C for off-street parking for the continued maintenance of two (2) parking spaces in lieu of four (4) required parking spaces.
3. Pursuant to 12.24 X.21 of the LAMC, a **Zoning Administrator's Determination** for continuous paved roadway for a project fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, as required per 12.21 A.17 (e)(3) of the LAMC.
4. Pursuant to 12.24 X.21 of the LAMC, a **Zoning Administrator's Determination** to permit an addition on a lot fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet, as required per 12.21 A17 (e)(2) of the LAMC.
5. Pursuant to 12.27 C of the LAMC, a **Variance** for a lower floor addition, observing a height of 47 feet in lieu of the 36-foot height limit required per 12.21 A17 (c)(1) of the LAMC.
6. Pursuant to 12.27 C of the LAMC, a **Variance** to permit the continued use and maintenance of a single family residence observing the existing reduced front yard of zero (0) feet in lieu of five (5) feet required per 12.21 A17(a) of the LAMC.
7. Pursuant to 12.27 C of the LAMC, a **Variance** to permit the continued use and maintenance of a single family residence observing the existing reduced side yard of five (5) feet in lieu of eight (8) feet required per 12.21 A17(b) of the LAMC.

**APPLICANT:** Mark Rikess

Representative: Tara Moore, Tara Moore and Associates

**RECOMMENDATIONS:**

1. **Adopt** Mitigated Negative Declaration No. ENV-2008-4699-MND-REC as adequate environmental clearance that complies with the California Environmental Quality Act, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
2. **Approve** a Specific Plan Exception to off-street parking requirements for the continued maintenance of 2 parking spaces in lieu of 4 required parking spaces, pursuant to Section 11.5.7 C of the LAMC.
3. **Approve** a Zoning Administrator's Determination for continuous paved roadway for a project fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, pursuant to 12.24 X.21 of the LAMC.
4. **Approve** a Zoning Administrator's Determination to permit an addition on a lot fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet, pursuant to Section 12.24 X.21 of the LAMC.
5. **Approve** a Variance for a lower floor addition, observing a height of 47 feet in lieu of the 36-foot height limit, pursuant to 12.27 C of the LAMC.
6. **Approve** a Variance to permit the continued use and maintenance of a single family residence observing the existing reduced front yard of zero (0) feet in lieu of five (5) feet required, pursuant to 12.27 C of the LAMC.

7. **Approve** a Variance to permit the continued use and maintenance of a single family residence observing the existing reduced side yard of five (5) feet in lieu of eight (8) feet required, pursuant to 12.27 C of the LAMC.
8. **Adopt** the attached Findings.
9. **Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** B. Lamb (213) 978-1167

Motion to:

**Adopt** Mitigated Negative Declaration No. ENV-2008-4699-MND-REC as adequate environmental clearance that complies with the California Environmental Quality Act, pursuant to Section 21082.1(c)(3) of the California Public Resources Code.

**Approve** a Specific Plan Exception to off-street parking requirements for the continued maintenance of 2 parking spaces in lieu of 4 required parking spaces, pursuant to Section 11.5.7 C of the LAMC.

**Approve** a Zoning Administrator's Determination for continuous paved roadway for a project fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, pursuant to 12.24 X.21 of the LAMC.

**Approve** a Zoning Administrator's Determination to permit an addition on a lot fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet, pursuant to Section 12.24 X.21 of the LAMC.

**Approve** a Variance for a lower floor addition, observing a height of 47 feet in lieu of the 36-foot height limit, pursuant to 12.27 C of the LAMC.

**Approve** a Variance to permit the continued use and maintenance of a single family residence observing the existing reduced front yard of zero (0) feet in lieu of five (5) feet required, pursuant to 12.27 C of the LAMC.

**Approve** a Variance to permit the continued use and maintenance of a single family residence observing the existing reduced side yard of five (5) feet in lieu of eight (8) feet required, pursuant to 12.27 C of the LAMC.

**Adopt** the attached Findings.

**Advise** the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Moved: Commissioner Acevedo

Second: Commissioner Suh

Ayes: Commissioners Acevedo, Suh, Kim and Norton

Absent: Commissioner Martorell

**Vote: 4 - 0**

**\*(Commissioner Martorell enters the meeting)**

4. **ZA-2003-2111-CUB-CUX-(PA1)-1A**  
**CEQA:** ENV-2011-138-CE  
**Plan:** Hollywood

**Council District:** 4 – LaBonge  
**Expiration Date:** May 28, 2012  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**LOCATION:** 1710-1716 North Vermont Avenue

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M to approve plans authorizing the continued use and maintenance of an existing restaurant serving a full line of alcoholic beverages for on-site consumption with modifications to the Conditions of Case ZA 2003-2111-CUB-CUX and Letter of Correction dated April 23, 2008 and the decision to adopt the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-138-CE, for a Categorical Exemption, Class 1, Category 22, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

**APPLICANT:** Christopher Diamond  
Representative: Elizabeth Peterson, Elizabeth Peterson Group

**APPELLANTS:**  
1. David Bass  
2. Richard Brewer  
3. John Bowen  
4. Wendy Birnbaum  
5. Roger Natarajan  
Representative: Matthew E. Hess, Esq.

**RECOMMENDATIONS:**

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-M to approve plans authorizing the continued use and maintenance of an existing restaurant serving a full line of alcoholic beverages for on-site consumption with modifications to the Conditions of Case ZA 2003-2111-CUB-CUX and Letter of Correction dated April 23, 2008;
3. **Adopt** the Findings; and
4. **Adopt** the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2011-138-CE, for a Categorical Exemption, Class 1, Category 22, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

**Staff:** Nick Brown (818) 374-5069

Motion to grant the appeal in part; sustain the action of the Zoning Administrator's decision to approve plans authorizing the continued use and maintenance of an existing restaurant serving a full line of alcoholic beverages for on-site consumption with modifications to the Conditions of Case ZA 2003-2111-CUB-CUX and Letter of Correction dated April 23, 2008, subject modifications and adopt Findings.

**Moved:** Commissioner Acevedo  
**Seconded:** Commissioner Suh  
**Ayes:** Commissioners Acevedo, Suh, Kim, Martorell and Norton  
**Vote:** 5 - 0

5. **ZA-2011-2004-CUB-1A**  
**CEQA:** ENV-2011-2005-MND  
**Plan:** Wilshire

**Council District:** 10 – Wesson  
**Expiration Date:** June 2, 2012  
**Appeal Status:** Not further appealable

**PUBLIC HEARING**

**LOCATION:** 4377 West Pico Boulevard

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to approve a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an existing neighborhood market, and the decision to adopt the decision of the lead agency to issue Mitigated Negative Declaration (ENV 2011-2005-MND).

**APPLICANT:** Ruddy Song, Your Market Two  
Representative: King Woods, King R. Woods & Associates

**APPELLANT:** Bettye Bryant and on behalf of Victoria Park Neighborhood Association

**RECOMMENDATIONS:**

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to APPROVE a Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an existing neighborhood market;
3. **Adopt** the Findings; and
4. **Adopt** the decision of the lead agency to issue Mitigated Negative Declaration (ENV 2011-2005-MND).

**Staff:** Al Landini (213) 369-0552

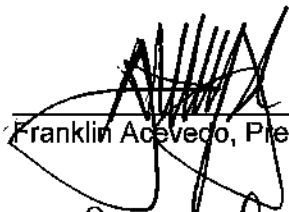
**Motion:** To deny the appeal; sustain the decision of the Zoning Administrator to allow the sale of beer and wine for off-site consumption in conjunction with an existing neighborhood market; adopt the Findings; and adopt the decision of the lead agency to issue Mitigated Negative Declaration ENV 2011-2005-MND.

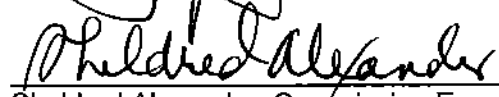
**Moved:** Commissioner Suh  
**Seconded:** Commissioner Kim  
**Ayes:** Commissioners Suh, Kim and Acevedo  
**Nays:** Commissioners Martorell and Norton  
**Vote:** 3 - 2

6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:00 p.m.

  
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Franklin Acevedo, President

  
\_\_\_\_\_  
Sheldred Alexander, Commission Executive Assistant  
Central Area Planning Commission

Adopted on June 12, 2012