

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, July 10, 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.

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. DIRECTOR'S REPORT

Kevin Keller, Senior City Planner, announced that:

- A. The City Council and Mayor approved the Hollywood Community Plan. The Plan will be effective August 6, 2012.
- B. The proposed mural ordinance will be before the City Planning Commission on Thursday, July 14, 2012. This ordinance will regulate original art murals and public art installations on private property.

2. COMMISSION BUSINESS

- A. Advanced Calendar
- B. Commission Requests

**3. ZA 2011-2540-ZAA-1A
CEQA: ENV-2011-2541-CE**

Plan: Hollywood

PUBLIC HEARING

LOCATION: 1841 North Hollyvista Avenue

Council District: 4 - LaBonge
Expiration Date: 7-29-12
Appeal Status: Not further
appealable

AN APPEAL of the Zoning Administrator's decision to deny, pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, an Adjustment from Section 12.08-C,3 of the Code to permit the construction, use and maintenance of a deck which is more than 6 feet above grade, extending the length of the rear façade of the dwelling with a deck depth of 5 feet (as modified by the applicant), resulting in a rear yard setback of 6 feet of 6 feet 8 inches in-lieu of the 15 feet otherwise required; and the decision to not adopt the recommendation of the lead agency in issuing Categorical Exemption ENV 2011-2541-CE as the environmental clearance for this action.

APPLICANT: Patricia Kwon and Jonathan Nadler
Representative: Franklin Wang

APPELLANT: Same

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator to deny an Adjustment to permit the construction, use and maintenance of a deck which is more than 6 feet above grade, extending the length of the rear façade of the dwelling with a deck depth of 5 feet (as modified by the applicant), resulting in a rear yard setback of 6 feet 8 inches in-lieu of the 15 feet otherwise required;
3. **Adopt** the Findings; and
4. **Not Adopt** the recommendation of the lead agency in issuing Categorical Exemption ENV 2011-2541-CE as the environmental clearance for this action.

Staff: Lourdes Green (213) 978-1313

Motion to grant the appeal to permit the construction, use and maintenance of a deck which is more than 6 feet above grade, to observe a varying rear yard setback between 6 feet 8 inches and approximately 10 feet 9 inches in lieu of the 15 feet required; overturn the action of the Zoning Administrator; adopt Conditions of Approval; adopt Findings; and adopt ENV-2011-2541-CE.

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

4. **ZA 2012-0124-ZV-ZAA-1A**
CEQA: ENV-2012-0123CE

Plan: Wilshire

Council District: 4 - LaBonge
Expiration Date: 8-4-12
Appeal Status: Zone Variance
further appealable, if approved

PUBLIC HEARING

LOCATION: 4658 Rosewood Avenue

AN APPEAL of the Zoning Administrator's decision to deny, (1) pursuant to Section 12.27-B of the Los Angeles Municipal Code, a Zone Variance from Section 12.21-A,4 of the Code to permit zero parking spaces in-lieu of the two required parking spaces triggered by a request to legalize a non permitted conversion of a second story recreation room and a third story attic space to a dwelling unit, resulting in a fifth dwelling unit on property legally developed with a

four-unit apartment; and (2) pursuant to Section 12.28 of the Code, a Zoning Administrator's Adjustment from Section 12.20-C, 2 and 3 to permit a 4-foot side yard in-lieu of the required 5 feet and varying zero-foot to 5-foot rear yard in-lieu of the 15 feet required in conjunction with the conversion of a recreation room into a fifth dwelling unit; and denial of the recommendation of the lead agency to adopt Categorical Exemption ENV 2012-0123-CE as the environmental clearance for this action.

APPLICANT: Ricky Nguyen
Representative: Leo Esparza, Jess Esparza & Associates

APPELLANT: Same

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in denying a Zone Variance to permit zero parking spaces in-lieu of the two required parking spaces triggered by a request to legalize a non permitted conversion of a second story recreation room and a third story attic space to a dwelling unit, resulting in a fifth dwelling unit on property legally developed with a four-unit apartment; and a Zoning Administrator's Adjustment to permit a 4-foot side yard in-lieu of the required 5 feet and varying zero-foot to 5-foot rear yard in-lieu of the 15 feet required in conjunction with the conversion of a recreation room into a fifth dwelling unit;
3. **Adopt** the Findings; and
4. **Deny** the recommendation of the lead agency to adopt Categorical Exemption ENV 2012-0123-CE as the environmental clearance for this action.

Staff: Lourdes Green (213) 978-1313

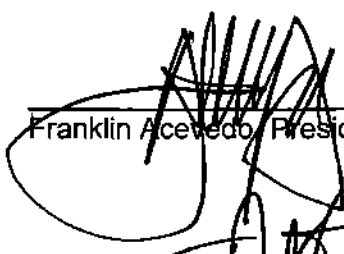
Motion to deny the appeal; sustain the decision of the Zoning Administrator, deny a Zone Variance to permit zero parking spaces in-lieu of the two required parking spaces triggered by a request to legalize a non permitted conversion of a second story recreation room and a third story attic space to a dwelling unit, resulting in a fifth dwelling unit on property legally developed with a four-unit apartment; and a Zoning Administrator's Adjustment to permit a 4-foot side yard in-lieu of the required 5 feet and varying zero-foot to 5-foot rear yard in-lieu of the 15 feet required in conjunction with the conversion of a recreation room into a fifth dwelling unit; adopt the Findings; and deny the recommendation of the lead agency to adopt Categorical Exemption ENV 2012-0123-CE as the environmental clearance for this action.

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

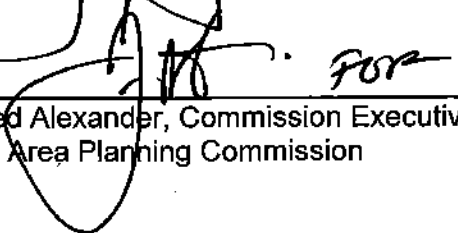
6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 5:56 p.m.



Franklin Acevedo, President

 FOR

Sheldred Alexander, Commission Executive Assistant
Central Area Planning Commission

Adopted on _____

7/14/12