

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission  
Regular Meeting  
Tuesday, May 28, 2013  
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 Commissioner Franklin Acevedo at 5:09 p.m.

Commissioners Present: Young Kim, Marsha Brown  
Commissioners Absent: Chanchanit Martorell, Daniel Suh

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

Senior Planner, Kevin Keller – spoke on the re-alignment of City Planning and Building and Safety to create the Department of City Planning and Development, Bunker Hill (approved by City Council) and the Central City North Community Plan.

**2. COMMISSION BUSINESS**

- A. Advanced Calendar
- B. Commission Requests
- C. Minutes of Meeting – May 14, 2013

**Motion:** To adopt the Minutes of the May 14, 2013 meeting.

Moved: Acevedo  
Seconded: Kim  
Abstain: Brown  
Absent: Martorell, Suh

**Vote: 3 - 0**

3. **ZA-2012-2752-CUB-1A**  
**CEQA:** ENV-2012-2753-MND  
**Plan:** Hollywood

**Council District:** 13 – Garcetti  
**Expiration Date:** 6-11-13  
**Appeal Status:** Not further  
appealable

**PUBLIC HEARING**

**Appeal Withdrawn by letter dated May 17, 2013**

**LOCATION:** 6600 W. SUNSET BOULEVARD

**REQUESTED ACTION:**

An appeal of the Zoning Administrator's decision to **approve**, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and service of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-2D-SN Zone; and the decision to adopt the recommendation of the lead agency by considering Mitigated Negative Declaration No. **ENV-2012-2753-MND** as the environmental clearance for this action.

**Applicant:** Sunset District, LLC  
Rep.: Rachel Gerstein  
**Appellant:** Herbert Lundberg

**RECOMMENDED ACTION:**

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and service of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C4-2D-SN Zone
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration No. **ENV-2012-2753-MND** as the environmental clearance for this action.

**Staff:** Jonathan Hershey (213) 978-1318

**Motion:** To receive and file, adopted by consent.

4. **ZA-2012-1885-F-1A**  
**CEQA:** ENV-2012-1886-CE  
**Plan:** Bel-Air – Beverly Crest

**Council District:** 4 – LaBonge  
**Expiration Date:** 6-17-13  
**Appeal Status:** Not further  
appealable

**PUBLIC HEARING**

**LOCATION:** 1401 N. LONDONBERRY PLACE

**REQUESTED ACTION:**

An appeal of the Zoning Administrator's decision to **approve** a Zoning Administrator's Determination to permit the construction, use and maintenance of an over-in-height fence within the front yard of a single-family dwelling to exceed the maximum height of 3-1/2 feet

otherwise permitted by the Municipal Code. Consideration of Categorical Exemption No. ENV-2012-1886-CE as the environmental clearance for this action.

**Applicant:** Moshe Sarid  
**Appellant:** Angela Roessel

**RECOMMENDED ACTION:**

1. **Deny the appeal.**
2. **Sustain** the Zoning Administrator's decision to **approve** a Zoning Administrator's Determination to permit the construction, use and maintenance of an over-in-height fence within the front yard of a single-family dwelling to exceed the maximum height of 3-1/2 feet otherwise permitted by the Municipal Code.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Categorical Exemption No. **ENV-2012-1886-CE** as the environmental clearance for this action.

**Staff:** Lourdes Green (213) 978-1318

**Motion:** To deny the appeal and sustain the approval of the Zoning Administrator with technical changes and modified conditions.

Moved: Acevedo  
Seconded: Kim  
Ayes: Brown  
Absent: Martorell, Suh

**Vote:** 3 - 0

5. **DIR-2008-3407-SPP-SPPA-DB-1A**  
**CEQA:** ENV-2007-5887-EIR  
**Plan:**

**Council District:** 1 – Reyes  
**Expiration Date:** 6-16-13  
**Appeal Status:** Not further  
appealable

**PUBLIC HEARING**

**LOCATION:** 1102 W. 6<sup>th</sup> STREET

**REQUESTED ACTION:**

An appeal of the Director of Planning's **Conditional Approval of a Project Permit Compliance Review** pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC). Consideration of Environmental Impact Report No. **ENV 2007-5887-EIR** and Statement of Overriding Considerations.

**Applicant:** Clyde Holland, Bixel & Lucas Development Partners, LLC  
**Appellant:** Same

**RECOMMENDED ACTION:**

1. **Approve the appeal in part and Deny the appeal in part.**
2. **Modify** in part the Determination of the Director of Planning in **approving a Project Permit Compliance Review** to not require a setback above 45 feet in height and to correct the number of restricted units to 27 dwelling units, or 5% of the new base construction.

3. **Sustain** the remainder of the Determination of the Director of Planning in **approving a Project Permit Compliance Review** to allow the construction of 648 residential dwelling units that includes 42 adaptive reuse units and 5% as restricted affordable units of the new construction.
4. **Adopt** the Findings.
5. **Find** that the previously adopted Environmental Impact Report No. **ENV-2007-5887-EIR** and Statement of Overriding Considerations adequately serve as environmental clearance for the project pursuant to the California Environmental Quality Act and Section 20182.19(c)(3) of the California Public Resources Code.

**Staff:** Gabriele Juarez (213) 978-1199

**Motion:** To approve with modified conditions, amended findings and specific language/guidelines from the Planning Department.

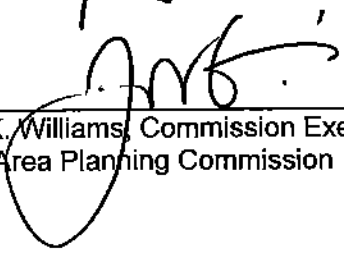
Moved: Acevedo  
Seconded: Kim  
Abstain: Brown  
Absent: Martorell, Suh

**Vote:** 3 - 0

5. **PUBLIC COMMENT PERIOD**  
No Speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:15 p.m.

  
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Franklin Acevedo, President

  
\_\_\_\_\_  
James K. Williams, Commission Executive Assistant II  
Central Area Planning Commission

Adopted on \_\_\_\_\_

6/11/13