

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, February 11, 2014
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 Franklin Acevedo at 4:44 p.m.
Commissioners Present: Young Kim, Chanchanit Martorell, Samantha Millman
Commissioners Absent: Marsha Brown

1. DIRECTOR'S REPORT

A. Items of interest: Patricia Diefenderfer had no report.

2. COMMISSION BUSINESS

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – December 10, 2013, January 14, 2014, January 28, 2014

D. Election of Officers (Continued from January 28, 2014)

Motion: To adopt the minutes of December 10, 2013, January 14, 2014, January 28, 2014 as amended.

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

Vote: 4 – 0

Motion: To re-elect President Acevedo and Vice President Martorell.

Moved: Kim
Seconded: Millman
Ayes: Acevedo, Martorell

Absent: Brown

Vote: 4 – 0

3. **DIR-2013-2462-BSA-1A**
CEQA: CRA EIR-SCH2006111135
Plan: Hollywood

Council District: 13 – O’Farrell
Expiration Date: 2-14-14
Appeal Status: Not further
appealable

PUBLIC HEARING – Continued from January 14, 2014

LOCATION: 5929 SUNSET BOULEVARD

REQUESTED ACTION:

Appeal No. 1 (5929 Sunset Hollywood, LLC) –

An Appeal in part, of that portion of the Zoning Administrator’s decision pursuant to Los Angeles Municipal Code Section 12.26-K of the Municipal Code, in **approving** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permits (Nos. 08016-30001-00311 and 08016-30002-00311) in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.

Appeal No. 2 (La Mirada Neighborhood Association) –

(a) An Appeal of the Zoning Administrator’s decision in **dismissing** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or reissuing the following demolition/building permits: 07010-10000-04545, 07010-10001-04545, 07010-10002-04545, 07010-10003-04545, 07010-10004-04545, 07010-10005-04545, 07020-10000-04330, 07020-10001-04330, 12041-10000-19436, 12041-10000-21945, 12041-10000-23857, 12041-10000-25168, 12044-10000-11399, 12043-10000-03103; in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street, as these permits have no bearing on the demolition of the Old Spaghetti Factory building.

(b) An appeal of the Zoning Administrator’s decision pursuant to Los Angeles Municipal Code Section 12.26-K, in **denying** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Partial Demolition and Building Permit nos. 08016-30000-00311 and 0710-10000-054545 in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.

(c) An appeal in part, pursuant to Los Angeles Municipal Code Section 12.26-K, in **granting** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permit No. 08016-30001-00311 and 08016-30002-00311 in conjunction with the full demolition of the existing structure at 5929 Sunset Boulevard, but erred in suggesting the error could be cured.

Applicant: 5929 Sunset Hollywood, LLC
Rep.: RJ Comer
Appellant 1: 5929 Sunset Hollywood, LLC

Appellant 2: La Mirada Neighborhood Association
Rep.: Daniel Wright

RECOMMENDED ACTION:

1. **Deny appeal No. 1.**
2. **Sustain** the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.26-K, in **granting** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permits (Nos. 08016-30001-00311 and 08016-30002-00311) in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.
3. **Deny appeal No. 2 (a), (b) and (c).**
4. **(a) Sustain** the Zoning Administrator's decision and find that he did not err or abuse his discretion in **dismissing** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or reissuing the following demolition/building permits: 07010-10000-04545, 07010-10001-04545, 07010-10002-04545, 07010-10003-04545, 07010-10004-04545, 07010-10005-04545, 07020-10000-04330, 07020-10001-04330, 12041-10000-19436, 12041-10000-21945, 12041-10000-23857, 12041-10000-25168, 12044-10000-11399, 12043-10000-03103; in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street, as these permits have no bearing on the demolition of the Old Spaghetti Factory building.

(b) Sustain the Zoning Administrator's decision and find that he did not err or abuse his discretion pursuant to Los Angeles Municipal Code Section 12.26-K, in **denying** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Partial Demolition and Building Permit nos. 08016-30000-00311 and 0710-10000-054545 in conjunction with the construction, maintenance and use of a mixed-use project at 5929-5949 Sunset Boulevard and 1512-1540 North Gordon Street.

(c) Sustain the Zoning Administrator's decision and find that he did not err or abuse his discretion pursuant to Los Angeles Municipal Code Section 12.26-K, in **granting** an appeal alleging that the Department of Building and Safety erred or abused its discretion in issuing and/or re-issuing Demolition Permit No. 08016-30001-00311 and 08016-30002-00311 in conjunction with the full demolition of the existing structure at 5929 Sunset Boulevard and suggesting the error could be cured.
5. **Adopt** the Findings of the Zoning Administrator.

Staff: Charles Rausch Jr. (213) 978-1318

Motion: To deny the appeals and sustain the determination of the Zoning Administrator as recommended.

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

Vote: 4 – 0

4. **APCC-2013-1033-ZC**
CEQA: ENV-2013-1034-MND-REC1
Plan: Wilshire

Council District: 4 – LaBonge
Expiration Date: 2-11-14
Appeal Status: ZC appealable by applicant only, if denied in whole or in part

PUBLIC HEARING – Completed on December 4, 2013

LOCATION: 147 N. LARCHMONT BOULEVARD

PROPOSED PROJECT: A Zone Change to add "indoor stationary cycling studio" as a permitted use.

REQUESTED ACTION:

Pursuant to LAMC Section 12.32-F, a **Zone Change** request from [Q]C2-1D to [Q]C2-1D to add an "indoor stationary cycling studio" as a permitted use for the property located at 147 N. Larchmont Boulevard. Consideration of Mitigated Negative Declaration No. **ENV-2013-1034-MND-REC1** for the above referenced project.

Applicant: Flywheel Sports, Inc.
Rep.: Elizabeth Peterson Group, Inc.

RECOMMENDED ACTION:

1. **Deny** a zone change request from [Q]C2-1D to [Q]C2-1D add "indoor stationary cycling studio" as a permitted use for the property located at 147 North Larchmont Boulevard.
2. **Approve** a zone change request from [Q]C2-1D to **[Q]C2-1D** that appends the list of permitted uses established by the "Q" Conditions, to allow a physical culture institution (stationary cycling studio) as a permitted use for the subject property.
3. **Adopt** the Conditions of Approval.
4. **Adopt** the Findings.
5. **Adopt** Mitigated Negative Declaration No. **ENV-2013-1034-MND-REC1**.
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

Staff: Theodore Irving (213) 978-1366

Motion: To approve the project per staff's recommendations with modified conditions.

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

Vote: 4 – 0

5. **PUBLIC COMMENT PERIOD**

Doug Haines made comments.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 5:44 p.m.

 *FOR*

Franklin Acevedo, President



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

Adopted on 2/11/14