

UNOFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, July 8, 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 Commissioner Samantha Millman at 4:30 p.m.

Commissioners Present: Daphne Brogdon, Jennifer Chung Kim, Bricia Lopez, and Samantha Millman

1. DIRECTOR'S REPORT

The Small Lot Subdivision Guidelines Policy report was moved to a future date to be scheduled. The City Planning Commission will be holding an Equity=Opportunity Day on August 14, 2014.

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission Requests – none

C. Minutes of Meeting from June 24, 2014

Motion: To approve the minutes of June 24, 2014.

Moved: Millman

Seconded: Lopez

Ayes: Chung Kim

Vote: 3 - 0

Commissioner Brogdon was not present at the June 24, 2014 meeting.

3. **APCC-2013-3288-SPE-ZAA-SPPA-SPP**

Related Case: VTT-72366-SL

CEQA: ENV-2013-3287-MND

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 7/19/14

Appeal Status: Further appealable to
City Council

PUBLIC HEARING HELD ON JUNE 9, 2014

LOCATION: 1759 North New Hampshire Avenue

Proposed project: Construction of six (6) residential units, each ranging in size from 1,715 to 1,989 square feet for a total of 10,638 square feet of new residential construction on an approximately 9,279 square foot lot. Each residential unit will provide a two (2) car garage within a private garage at grade level for a total of 12 parking spaces. Each unit will be built at a height of 32' 11 ³/₄". Under a separate entitlement request, VTT-72366-SL, the project is requesting a Small Lot Subdivision for the creation of 6 new lots.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-3287-MND) for the above referenced project;
2. Pursuant to section 11.5.7.F of the Municipal Code, **Specific Plan Exceptions** from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, as follows:
 - A. From Section 7.D. to allow the roof deck and roof deck railings to be setback from the edges of the building by variable 1'3" to 8'1" in lieu of the required 10 feet;
 - B. From Section 7.D. to allow the stair case access structure to be set back zero feet between proposed lots and a variable 3 feet to 5 feet where the lot abuts an adjacent lot in lieu of the 10 feet required;
 - C. From Section 7.D to allow mechanical equipment, skylights, exhaust ducts, solar water heaters, ventilation fans, and any other similar equipment to be set back zero feet between proposed lots and set back 5 feet where a lot abuts an adjacent lot, in lieu of the 10 feet required;
 - D. From Section 7.F 2 to allow the roof decks in their entirety, excluding that portion of the roof deck within 10 feet of the roof perimeter, in lieu of the required 20 feet, to qualify as private open space;
3. Pursuant to LAMC Section 12.28, **Zoning Administrator's Adjustments** from the following:
 - A. Section 12.10. C.2 to allow a 5-foot side yard in lieu of the required 6 feet required.
 - B. Section 12.10. C. 3 to allow a 5-foot rear yard in lieu of the 15 feet required;
 - C. Section 12.21. C.2(a) to allow reduced separation between buildings of 0 feet in lieu of the required 12 feet;

- D. Section 12.21. C.2(b) to permit a 7-foot passageway between buildings in lieu of the required 12 feet; and
- E. Section 12.21. A. 19(c) to allow private recycling areas in lieu of the Recycling Area otherwise required.
- 4. Pursuant to 11.5.7.E of the Municipal Code, a **Specific Plan Project Permit Adjustment** to allow a height increase of less than 10% for a total height of 32' 11¾" in lieu of the permitted height of 30 feet.
- 5. Pursuant to Section 11.5.7 C. a **Specific Plan Project Permit Compliance** with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.

APPLICANT: Frank Lawrence, 1759 N. New Hampshire, LLC
 Representative: Krystal Navar, Modative, Inc.

RECOMMENDED ACTION:

1. **Adopt** the Mitigated Negative Declaration ENV-2013-3287-MND for the above referenced project.
2. **Approve in part, Deny in part Specific Plan Exceptions** from the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, pursuant to section 11.5.7.F of the Municipal Code, as follows:
 - A. From Section 7.D. to allow the roof deck and roof deck railings to be setback from the edges of the building by variable 1'3" to 8'1" in lieu of the required 10 feet for only Lots #1, #3, #5 and only the north roof perimeter for Lots #2, #4, #6;
 - B. From Section 7.D. to allow the stair case access structure to be set back zero feet between proposed lots and a variable 3 feet to 5 feet where the lot abuts an adjacent lot in lieu of the 10 feet required for only Lots #1, #3, #5 and only the north roof perimeter for Lots #2, #4, #6;
 - C. From Section 7.D to allow mechanical equipment, skylights, exhaust ducts, solar water heaters, ventilation fans, and any other similar equipment to be set back zero feet between proposed lots and set back 5 feet where a lot abuts an adjacent lot, in lieu of the 10 feet required for only Lots #1, #3, #5 and only the north roof perimeter for Lots #2, #4, #6;
 - D. From Section 7.F 2 to allow the roof decks in their entirety, excluding that portion of the roof deck within 10 feet of the roof perimeter, in lieu of the required 20 feet, to qualify as private open space.
3. **Approve Zoning Administrator's Adjustments**, pursuant to LAMC Section 12.28, from the following:
 - A. Section 12.10. C.2 to allow a 5-foot side yard in lieu of the required 6 feet required.
 - B. Section 12.10. C.3 to allow a 5-foot rear yard in lieu of the 15 feet required;

- C. Section 12.21. C.2(a) to allow reduced separation between buildings of 0 feet in lieu of the required 12 feet;
- D. Section 12.21. C.2(b) to permit a 7-foot passageway between buildings in lieu of the required 12 feet.
- 4. **Dismiss as Not Necessary a Zoning Administrator Adjustment**, pursuant to LAMC Section 12.28, from Section 12.21. A. 19(c) to allow private recycling areas in lieu of the Recycling Area otherwise required.
- 5. **Approve a Specific Plan Project Permit Adjustment** to allow a height increase of less than 10% for a total height of 32' 11¾" in lieu of the permitted height of 30 feet, pursuant to 11.5.7.E of the Municipal Code.
- 6. Pursuant to Section 11.5.7 C. a **Specific Plan Project Permit Compliance** with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.

Staff: Blake Lamb (213) 978-1167

DISCUSSION:

Planning staff gave a summary of the case to the Commission. The Applicant and representative spoke and the Commission discussed the case.

Motion: To approve the recommended actions with modifications as discussed.

Moved: Brogdon
Seconded: Chung Kim
Ayes: Lopez and Millman

Vote: 4 - 0

- 4. **TT-72520-CN-1A**
CEQA: ENV-2014-179-MND

Plan: Wilshire
Council District: 1 - Cedillo
Expiration Date: 7/8/14 extended
Appeal Status: Further appealable to
City Council

PUBLIC HEARING REQUIRED

LOCATION: 1038-1048 South Mariposa Avenue

Project: A new 32-unit residential condominium building, four stories (over one level of at grade parking and one level of subterranean parking), 59 feet tall, with 67 parking spaces and 64 bicycle parking spaces (60 long-term and 4 short-term).

REQUESTED ACTION:

An appeal of the entire decision by the Advisory Agency in approving TT-72520-CN.

APPLICANT: Mana Hale, LLC
Representative: Harvey Goodman

APPELLANT: Adam M. Yu

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the action of the Deputy Advisory Agency in approving TT-72520-CN.
3. **Adopt** the Findings.
4. **Adopt** environmental clearance Mitigated Negative Declaration ENV-2014-179-MND.

Staff: Jim Tokunaga (213) 978-1318

DISCUSSION:

The Zoning Administrator gave a thorough presentation of the case and appeal points. The appellant was not present. The applicant's representative spoke, followed by the applicant. The Commission discussed the case.

Motion: To approve the recommended action.

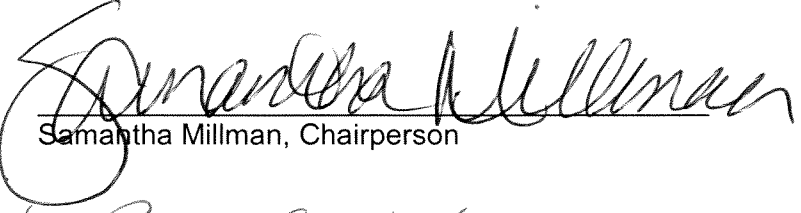
Moved: Brogdon
Seconded: Millman
Ayes: Chung Kim and Lopez

Vote: 4 - 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 5:15 p.m.


Samantha Millman, Chairperson


Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on

July 22, 2014