

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 25, 2014, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Samantha Millman, President
Daphne Brogdon, Vice President
Kimberly Chemerinsky, Commissioner
Jennifer Chung, Commissioner
Bricia Lopez, Commissioner

Rhonda Ketay, Commission Executive Assistant I
(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3, 4, 5, and 6.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – October 28, 2014

3. **ZA-2014-391-ZAA-1A**

CEQA: ENV-2014-0392-CE

Plan: Wilshire

Council District: 4 - LaBonge

Expiration Date: 1/27/15 extended

Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 112 North June Street

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.28, to approve a Zoning Administrator's Adjustment from Section 12.07.01-C,5 to allow a Residential Floor Area of 10,138 square feet in lieu of the maximum 9,225 square feet otherwise permitted, in conjunction with additions to the first (459 square feet) and second floors (662 square feet) and patio/porch areas (518 square feet), of an existing single-family dwelling, and the construction of a new subterranean garage level, all upon an approximately 21,966 square-foot lot in the RE11-1-HPOZ Zone; and the adoption of Categorical Exemption ENV 2014-0392-CE as the environmental clearance for this project.

APPLICANT: Michael Sourapas
Representative: John J. Parker

APPELLANT: Donald and Marlene Kottler
Representative: Bryan M. Garrie, APC

RECOMMENDED ACTION:

1. **Deny** the appeal
2. **Sustain** the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.28, to approve a Zoning Administrator's Adjustment from Section 12.07.01-C,5 to allow a Residential Floor Area of 10,138 square feet in lieu of the maximum 9,225 square feet otherwise permitted, in conjunction with additions to the first (459 square feet) and second floors (662 square feet) and patio/porch areas (518 square

- feet), of an existing single-family dwelling, and the construction of a new subterranean garage level, all upon an approximately 21,966 square-foot lot in the RE11-1-HPOZ Zone.
3. **Adopt** the Findings.
 4. **Find** that Categorical Exemption ENV-2014-0392-CE is adequate environmental clearance for this project.

Staff: Albert Landini (213) 978-1318

4. **ZA-2014-308-CUW-1A**
CEQA: ENV-2014-0309-CE

Plan: Hollywood
Council District: 4 - LaBonge
Expiration Date: 12/04/14
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 6522 La Mirada Avenue

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,49, to deny a Conditional Use to permit the installation, use and maintenance of a new unmanned wireless telecommunications facility, and, pursuant to Los Angeles Municipal Code Section 12.24-F, to deny a Conditional Use to allow an unmanned wireless telecommunications facility to exceed the 30-foot height limit for a maximum of 60 feet 9 inches, and the Zoning Administrator's decision to not approve the recommendation of the Lead Agency by not adopting Categorical Exemption ENV-2014-309-CE as the environmental clearance for this action.

APPLICANT: Renia Boudaghian, AT&T Mobility Services
Representative: Marc Myers, Sure-Site Consulting

APPELLANT: Same

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator to deny a Conditional Use to permit the installation, use and maintenance of a new unmanned wireless telecommunications facility, and to deny a Conditional Use to allow an unmanned wireless telecommunications facility to exceed the 30-foot height limit for a maximum of 60 feet 9 inches.
3. **Adopt** the Findings.
4. **Do not find** Categorical Exemption ENV-2014-309-CE as the environmental clearance for this action.

Staff: Albert Landini (213) 978-1318

5. **VTT-70788-SL-1A and ZA-2011-1779-ZAA-F-1A**
CEQA: ENV-2011-1778-MND

Plan: Central City North
Council District: 1 - Cedillo
Expiration Date: 11/29/14
Appeal Status: Vesting Tentative Tract
is further appealable to City Council

PUBLIC HEARING

LOCATION: 950 West Stadium Way

PROJECT: A Vesting Tentative Tract Map to allow 14 single family dwellings on 14 Small-lots, on an existing 26,592 square foot parcel in the R3-1-O zone.

REQUESTED ACTION:

An appeal of the entire decision of the Advisory Agency in approving a Vesting Tentative Tract Map to allow 14 single family dwellings on 14 Small-lots, on an existing 26,592 square foot parcel in the R3-1-O zone; and

An appeal, pursuant to Los Angeles Municipal Code Section 12.28, of the Zoning Administrator's approval of a Zoning Administrator's Adjustment from Section 12.10-C,1 to permit a variable front yard of 0 to 14 feet in lieu of the required 15 feet in the R3 Zone; approval of a Zoning Administrator's Adjustment from Section 12.10-C,2 to permit a reduced side yard of 0 to 4 feet in lieu of the required 5 feet in the R3 Zone; approval of a Zoning Administrator's Adjustment from Section 12.21-C,2(a) to permit a 0-foot building separation in lieu of the required 20 feet; and, pursuant to Los Angeles Municipal Code Section 12.24-X,7, approval of a Zoning Administrator's Determination to permit a maximum 8-foot high wall/fence in the front yard, side yard, and rear yard setbacks; and to adopt the action of the lead agency in issuing Mitigated Negative Declaration ENV-2011-1778-MND as the environmental clearance for the action.

APPLICANT: David Gould, Chavez Realty Development
Representative: Marris Aho, Rosenheim & Associates, Inc.

APPELLANT: Joe Shapard

RECOMMENDED ACTION:

1. **Deny** the appeal of the Vesting Tentative Tract Map VTT-70788-SL.
2. **Sustain** the decision of the Advisory Agency in approving a Vesting Tentative Tract Map to allow 14 single family dwellings on 14 Small-lots, on an existing 26,592 square foot parcel in the R3-1-O Zone.
3. **Deny** the appeal of the Zoning Administrator's Adjustment and Zoning Administrator's Determination.
4. **Sustain** the decision of the Zoning Administrator to approve a Zoning Administrator's Adjustment from Section 12.10-C,1 to permit a variable front yard of 0 to 14 feet in lieu of the required 15 feet in the R3 Zone; to approve a Zoning Administrator's Adjustment from Section 12.10-C,2 to permit a reduced side yard of 0 to 4 feet in lieu of the required 5 feet in the R3 Zone; to approve a Zoning Administrator's Adjustment from Section 12.21-C,2(a) to permit a 0-foot building separation in lieu of the required 20 feet; and, pursuant to Los Angeles Municipal Code Section 12.24-X,7, and to approve a Zoning Administrator's Determination to permit a maximum 8-foot high wall/fence in the front yard, side yard, and rear yard setbacks.

5. **Adopt** the Findings.
6. **Adopt** Mitigated Negative Declaration ENV-2011-1778-MND as the environmental clearance for the action.

Staff: Kevin Golden (213) 978-1396

6. **AA-2013-3213-PMEX-1A**
CEQA: ENV-2013-3214-CE

Plan: Hollywood
Council District: 4 - LaBonge
Expiration Date: 11/25/14
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

LOCATION: 1737 and 1748 North Queens Court

PROJECT: A Parcel Map Exemption (Lot Line Adjustment) to merge 10 lots to create 2 parcels by collapsing 9 boundary lines.

REQUESTED ACTION:

An appeal of the entire decision by the Advisory Agency in disapproving AA-2013-3213-PMEX.

APPLICANT: David Sun, Fortunate Realty Corp., and Ivo Venkov, PAA Studio

APPELLANT: Greg Taylor, The Taylor Group, for David Sun, Fortunate Realty Corp, and Ivo Venkov, PAA Studio

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Find** the project is Categorically Exempt as referenced in ENV-2013-3214-CE.
3. **Sustain** the action of the Deputy Advisory Agency in disapproving AA-2013-3213-PMEX.
4. **Adopt** the Findings.

Staff: Susan Zermeno (213) 978-1389

7. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central, Area Planning Commission
will be held at **4:30 p.m. on Tuesday, December 9, 2014** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.