

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, November 25, 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 President Samantha Millman at 4:30 p.m.

Commissioners present: Jennifer Chung Kim, Bricia Lopez, and Samantha Millman

Commissioners absent: Daphne Brogdon and Kimberly Chemerinsky,

ITEM NO. 4 TAKEN OUT OF ORDER.

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

The applicant's representative withdrew the application by a letter dated November 24, 2014.

1. **DEPARTMENTAL REPORT**

The Department of City Planning issued the 2014 report on growth and infrastructure which is posted on the Planning website. Last Thursday, the City Planning Commission considered then continued the Mobility Plan.

2. **COMMISSION BUSINESS**

- A. Advanced Calendar – no changes
- B. Commission Requests – none
- C. Minutes of Meeting from October 28, 2014.

Motion: To approve the minutes from October 28, 2014.

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

Vote: 3 – 0

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

DISCUSSION:

The Zoning Administrator gave a summary of the case. The appellant's representative spoke, followed by the appellant. The applicant's representatives spoke. Rebuttal time was given to the appellant and representative, followed by the applicant's representative. The Commission discussed the case.

Motion: To deny the appeal, 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, adopt the Findings, and find that Categorical Exemption ENV-2014-0392-CE is adequate environmental clearance for this project.

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

Vote: 3 - 0

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: Marrisa 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

DISCUSSION:

Planning staff gave a summary of the case. The appellant was not present. The applicant's representative spoke, followed by two speakers in support of the appeal. Rebuttal time was given to the applicant's representative. The Commission discussed the case.

Motion: To deny the appeal of the Vesting Tentative Tract Map VTT-70788-SL, 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, deny the appeal of the Zoning Administrator's Adjustment and Zoning Administrator's Determination, 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, adopt the Findings, adopt Mitigated Negative Declaration ENV-2011-1778-MND as the environmental clearance for the action.

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

Vote: 3 - 0

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

DISCUSSION:

Planning staff gave a summary of the case. The appellant's representative spoke. There were no other speakers. The Commission discussed the case.

Motion: To deny the appeal, find the project is Categorically Exempt as referenced in ENV-2013-3214-CE, sustain the action of the Deputy Advisory Agency in disapproving AA-2013-3213-PMEX, and adopt the Findings.

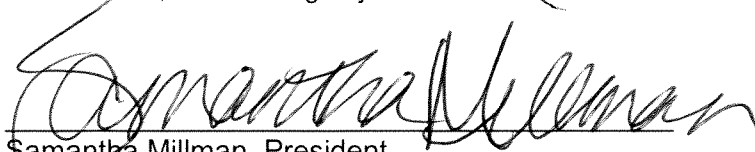
Moved: Lopez
Seconded: Chung Kim
Ayes: Millman
Absent: Brogdon and Chemerinsky

Vote: 3 - 0

7. **PUBLIC COMMENT PERIOD**

No speakers.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:27 a.m.


Samantha Millman, President


Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on February 10, 2015