

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, February 24, 2015
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 4:31 p.m.

Commissioners present: Daphne Brogdon, Kimberly Chemerinsky, and Bricia Lopez

Commissioner absent: Jennifer Chung Kim

1. DEPARTMENTAL REPORT

The Department of Building and Safety has issued permits to begin the hotel and residential tower for the Metropolis project, a multi-phase project.

2. COMMISSION BUSINESS

- A. Advanced Calendar – no changes
- B. Commission Requests – none
- C. Minutes of meeting – February 10, 2015

Motion: To approve the minutes from February 10, 2015.

Moved: Brogdon
Seconded: Lopez
Ayes: Chemerinsky and Millman

Vote: 4 – 0

3. **ZA-2013-2084-ZAD-1A**
CEQA: ENV-2013-2085-MND-REC1

Plan: Hollywood
Council District: 4 - LaBonge
Expiration Date: 3/12/15
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 2170-2172 Stanley Hills Drive

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit a remodeling of and an addition to two existing single-family dwellings on a lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Matthew Friedman, Stanley Hills Drive Community of Neighbors, and 51 additional appellants (see attached list)

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision and approve:
 - a. a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit a remodeling of and an addition to two existing single-family dwellings on a lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code.
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

Staff: Sue Chang (213) 978-3304

DISCUSSION:

The applicant's representative requested a continuance to June 23, 2015 and to extend the expiration date to July 15, 2015. The appellant's representative spoke to the Commission, followed by the City Councilmember's staff. The Commission discussed the continuance request.

Motion: To continue the case to June 23, 2015 and extend the expiration date to July 15, 2015.

Moved: Millman
Seconded: Chemerinsky
Ayes: Lopez
Nays: Brogdon

Vote: 3 - 1

4. **ZA-2013-2087-ZAD-1A**
CEQA: ENV-2013-2085-MND-REC1

Plan: Hollywood
Council District: 4 - LaBonge
Expiration Date: 3/12/15
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 2166 Stanley Hills Drive

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision to approve a Zoning Administrator's Determination pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit the construction, use and maintenance of a new single-family dwelling on a hillside lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code, and the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

APPLICANT: Ryan Noto
Representative: David Johnson

APPELLANTS: Ronald K. Charles, Stanley Hills Drive Community of Neighbors, and 51 additional appellants (see attached list)

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision and approve:
 - a. a Zoning Administrator's Determination, pursuant to Los Angeles Municipal Code Section 12.24-X,28, to permit the construction, use and maintenance of a new single-family dwelling on a hillside lot that does not have vehicular access from a street which is improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the edge of the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3) of the Municipal Code
3. **Adopt** the Findings of the Zoning Administrator.
4. **Adopt** Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

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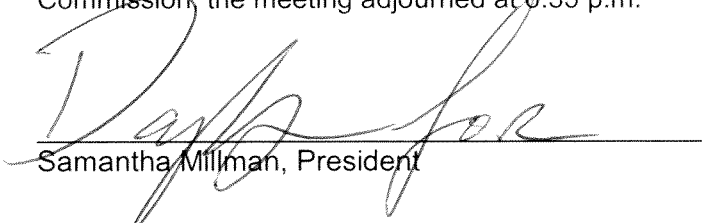
Moved: Millman
Seconded: Chemerinsky
Ayes: Lopez
Nays: Brogdon

Vote: 3 - 1

5. **PUBLIC COMMENT PERIOD**

There were several speakers.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:35 p.m.


Samantha Millman, President


Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on June 23, 2015