

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, March 10, 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 4:52 p.m.

Commissioners present: Daphne Brogdon, Jennifer Chung, and Samantha Millman

Commissioners absent: Kim Kimberly Chemerinsky and Bricia Lopez

1. DEPARTMENTAL REPORT

An Interim Control Ordinance went to PLUM on February 24, 2015 and was continued. Commission Training Day has been scheduled for May 19, 2015.

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Brogdon will be absent on March 24, 2015.

B. Commission Requests – none

C. Minutes of meeting – February 24, 2015 tabled to the next regular meeting.

3. AA-2014-3115-PMEX-1A
CEQA: ENV-2014-3114-CE

Plan: Hollywood
Council District: 4 - LaBonge
Expiration Date: 3/11/15 extended
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 2251 and 2275 Sunset Plaza Drive

PROJECT: A Parcel Map Exemption (Lot Line Adjustment) to move the boundary lines between two legal recorded lots under the same ownership.

REQUESTED ACTION:

An appeal from the entire decision by the Advisory Agency in Approving AA-2014-3115-PMEX.

APPLICANT: 2251 Skycribs, LLC
Representative: Peak Surveys

APPELLANT: Peter Kraus and Daniel Taheri
Representative: Kevin Kemper, Gordon Kemper LLP

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Find** the Project is Categorically Exempt as referenced in ENV-2014-3114-CE
3. **Sustain** the action of the Deputy Advisory Agency in Approving AA-2014-3115-PMEX.

Staff: Susan Zermeno (213) 978-1389

DISCUSSION:

Planning staff gave a summary of the case and appeal. The appellant's representative spoke, followed by the applicant's representative. There were two speakers in support of the appeal. City Councilmember's staff spoke to the Commission. Rebuttal time was given to the appellant's representative and the applicant's representative. Public comment was closed and the Commission discussed the case at length.

Motion: To deny the appeal and sustain the action of the Deputy Advisory Agency in Approving AA-2014-3115-PMEX.

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

Vote: 3 - 0

4. **VTT-70499-CN-1A**
CEQA: ENV-2011-3325-MND-REC

Plan: Wilshire
Council District: 5 - Koretz
Expiration Date: 3/13/15
Appeal Status: Further appealable to City Council

PUBLIC HEARING

LOCATION: 332 – 336 North Oakhurst Drive

PROPOSED PROJECT: The construction of a 31-unit residential condominium in the [Q]R4-1-O Zone.

REQUESTED ACTION:

1. An appeal, pursuant to LAMC Section 17.06, of the entire decision of the Deputy Advisory Agency's Approval of Vesting Tentative Tract Map No. 70499-CN for a maximum of 31 residential condominium units.
2. An appeal of Mitigated Negative Declaration No. ENV-2011-3325-MND-REC.

APPLICANT: Oakhurst, LLC
Representative: Matthew Hayden

APPELLANT: Steve Mayer

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the decision of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 70499-CN for the approval of 31 residential condominiums.
3. **Adopt** Mitigated Negative Declaration No. ENV-2011-3325-MND-REC.
4. **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.
5. **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: Luci Ibarra (213) 978-1378

DISCUSSION:

Planning staff gave a summary of the case and appeal. The appellant spoke, followed by the applicant's representative. There were several speakers in support of the appeal, followed by several speakers against the appeal. City Councilmember's staff spoke to the Commission. Rebuttal time was given to the appellant and the applicant's representative. Public comment was closed and the Commission discussed the case at length.

1st Motion: To grant the appeal, overturn the decision of the Deputy Advisory Agency and deny the Vesting Tentative Tract No. 70499-CN.

Moved: Brogdon

There was no second.

2nd Motion: To adopt the recommended actions.

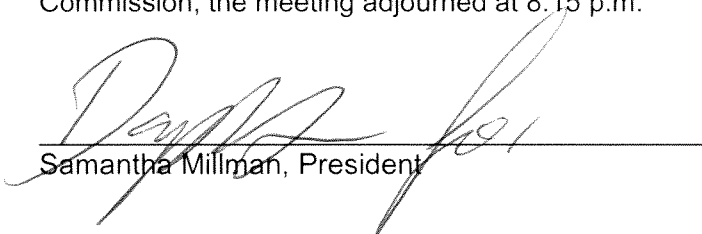
Moved: Chung Kim
Seconded: Millman
Nay: Brogdon
Absent: Chemerinsky and Lopez

Vote: 2 – 1 resulting in a failure to act.

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 8:15 p.m.



Samantha Millman, President



Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on June 23, 2015