

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, June 23, 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 Acting President Brogdon at 4:44 p.m.

Commissioners present: Daphne Brogdon, Kimberly Chemerinsky, Jennifer Chung Kim, and Tina Oh

Commissioner absent: Bricia Lopez

1. DEPARTMENTAL REPORT

The City Planning Department has hired approximately 36 new Planners.

2. COMMISSION BUSINESS

- A. Advanced Calendar – Commissioner Brogdon will not be able to attend the meeting scheduled for July 28, 2015.
- B. Commission Requests – none
- C. Minutes of meeting – February 24, March 10, and April 14, 2015, and May 12, 2015.

Motion: to approve the minutes from February 24, March 10, April 14, 2015, and May 12, 2015 by consent.

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

Vote: 4 - 0

ITEMS 4 AND 5 TAKEN OUT OF ORDER

4. ZA-2013-2084-ZAD-1A

CEQA: ENV-2013-2085-MND-REC1

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 7/15/15 extended

Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 24, 2015

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

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **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.
4. **Adopt** Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

Staff: Jonathan Hershey (213) 978-1337

DISCUSSION:

Planning staff requested a continuance.

Motion: To continue the case and extend the expiration date to September 8, 2015.

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

Vote: 4 - 0

5. **ZA-2013-2087-ZAD-1A**

CEQA: ENV-2013-2085-MND-REC1

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 7/15/15 extended

Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 24, 2015

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

RECOMMENDED ACTION:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **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

4. **Adopt** Mitigated Negative Declaration ENV-2013-2085-MND-REC1 as the environmental clearance for this action.

Staff: Jonathan Hershey (213) 978-1337

DISCUSSION:

Planning staff requested a continuance.

Motion: To continue the case and extend the expiration date to September 8, 2015.

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

Vote: 4 - 0

3. **ZA 2014-4568-ZV-1A**

CEQA: ENV-2014-4569-MND

Plan: Hollywood

Council District: 13 – O’Farrell

Expiration Date: 7/8/15

Appeal Status: Further appealable to City Council if approved

CONTINUED FROM JUNE 9, 2015

PUBLIC HEARING

Location: 850 N. Cahuenga Boulevard
(850-854 N. Cahuenga Boulevard and 6054 Willoughby Avenue)

Requested Action:

An appeal of the Zoning Administrator’s decision, pursuant to the provisions of Los Angeles Municipal Code Section 12.27, to approve: 1) a Variance from Municipal Code Section 12.17.5-B to permit the expansion of an existing Boys and Girls Club use, otherwise not permitted in the MR1-1-SN Zone; 2) a Variance from Municipal Code Section 12.21.1-A to permit a Floor Area Ratio (FAR) of 1.7:1 in lieu of the 1.5:1 permitted in the MR1-1-SN Zone; 3) a Variance from Municipal Code Section 12.21.1-A.4 to permit 20 off-site parking spaces in lieu of the 45 spaces required for continued operation of a philanthropic institution; 4) a Variance from Municipal Code Section 12.17.5-D to permit a 1’-6” front yard setback in lieu of the 15 feet required in the MR1-1-SN Zone, and 5) pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV-2014-4569-MND as the environmental clearance for this action.

APPLICANT: Melba Culpepper, Boys and Girls Club, LLC
Representative: Tom McCarty, The McCarty Company, LLC

APPELLANT: J.H. McQuiston

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and approve:
 - a. **Variance** from Municipal Code Section 12.17.5-B to permit the expansion of an existing Boys and Girls Club use, otherwise not permitted in the MR1-1-SN Zone;
 - b. **Variance** from Municipal Code Section 12.21.1-A to permit a Floor Area Ratio (FAR) of 1.7:1 in lieu of the 1.5:1 permitted in the MR1-1-SN Zone;
 - c. **Variance** from Municipal Code Section 12.21.1-A.4 to permit 20 off-site parking spaces in lieu of the 45 spaces required for continued operation of a philanthropic institution; and
 - d. **Variance** from Municipal Code Section 12.17.5-D to permit a 1'-6" front yard setback in lieu of the 15 feet required in the MR1-1-SN Zone.
4. **Adopt** Mitigated Negative Declaration ENV-2014-4569-MND as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

DISCUSSION:

The Zoning Administrator gave a summary of the case. The appellant spoke, followed by the applicant's representative and architect. There were two speakers in support of the appeal and one speaker against the appeal. City Councilmember's staff spoke in support of the project. Rebuttal time was given to the appellant and waived by the applicant. The Commission discussed the case at length.

Motion: To adopt the recommended actions.

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

Vote: 4 – 0

6. **ZA-2014-1439-CU-CUX-ZV-1A**
CEQA: ENV-2014-1440-MND

Plan: Central City
Council District: 14 – Huizar
Expiration Date: 7/15/15
Appeal Status: Zone Variance further
appealable to City
Council if approved

PUBLIC HEARING

Location: 1100-1106 South Broadway, 112-120 West 11th Street

Requested Action:

An appeal of the Zoning Administrator's decision to approve the following: Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a hotel and restaurants, bars and café on a property in the C2-4D-O Zone; Pursuant to Los Angeles municipal Code Section 12.24-W,18, a Conditional Use to permit public dancing, and; Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance to grant the floor area ratio of 14.47:1 in lieu of the maximum floor area ratio of 6:1 that is allowed by Ordinance 164,307, and a Variance from Sections 12.21-A,4 and 12.21-A,16 to permit zero vehicular parking spaces and zero bicycle parking spaces on-site in lieu of 8 vehicle parking spaces and 6 bicycle parking spaces that are otherwise required, all in conjunction with the proposed hotel and associated facilities that include a café, restaurants, bars/lounge, and a banquet hall with public dancing, and to adopt Mitigated Negative Declaration-ENV-2014-1440-MND, as the environmental clearance for the project.

APPLICANT: Fabian Iobbi, Case Real Estate Partners, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Inc.

APPELLANT: Gregory Lewis, Unite Here Local 11

Recommended Action:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and approve:
 - a. Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a hotel and restaurants, bars and café on a property in the C2-4D-O Zone,
 - b. Conditional Use to permit public dancing,
 - c. Variance to grant the floor area ratio of 14.47:1 in lieu of the maximum floor area ratio of 6:1 that is allowed by Ordinance 164,307,
 - d. Variance from Sections 12.21-A,4 and 12.21-A,16 to permit zero vehicular parking spaces and zero bicycle parking spaces on-site in lieu of 8 vehicle parking spaces and 6 bicycle parking spaces that are otherwise required, all in conjunction with the proposed hotel and associated facilities that include a café, restaurants, bars/lounge, and a banquet hall with public dancing.
4. **Adopt** Mitigated Negative Declaration ENV-2014-1440-MND as the environmental clearance for this action.

Staff: Jason Chan (213) 978-1310

DISCUSSION:

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

Motion: Adopt the Zoning Administrator's Findings with the amendments about entertainment, and condition to provide security and transit management program for employee parking and the employees.

Moved: Brogdon

No second.

Motion: To deny the appeal, sustain the Zoning Administrator's decision with amendments to the Findings and Conditions of Approval, and adopt the environmental clearance.

Moved: Chemerinsky

Seconded: Oh

Aye: Chung Kim

Nay: Brogdon

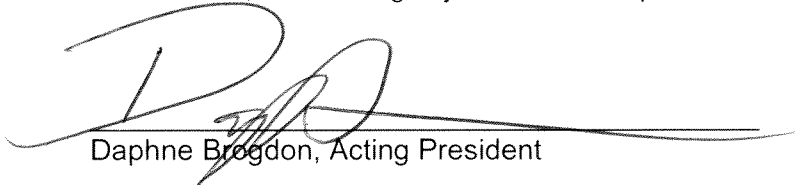
Absent: Lopez

Vote: 3 - 1

7. PUBLIC COMMENT PERIOD

Two speakers.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 7:15 p.m.



Daphne Brogdon, Acting President



Rhonda Ketay, Commission Executive Assistant I
Central Area Planning Commission

Adopted on July 14, 2015