

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission Minutes  
Tuesday, November 12, 2019  
200 North Main Street, City Hall, 10<sup>th</sup> Floor  
Conference Room 1070  
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CENTRAL LOS ANGELES, AGENDAS, LOCATE THE COMMISSION MEETING DATE AND SELECT THE AUDIO**" BUTTON.

The meeting was called to order by Commission President Oliver DelGado at 4:36 p.m. with Vice President Nicholas Schultz and Commissioners Ilissa Gold and Jennifer Barraza Mendoza present. Commissioner Jennifer Chung-Kim was absent.

Also present were Christina Toy-Lee, Senior City Planner representing the Director of Planning; Pariss Knox, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I, Denise Otero, Commission Office Staff.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- **Director's Report:** Christina Toy-Lee, Senior City Planner informed the Commission:
  - a. On November 1, 2019 the Department began the enforcement of the Home Sharing Ordinance. As of October 31, 2019 approximately 4500 home share applications have been submitted and the City has issued approximately 4300 new registration numbers.
  - b. On November 6, 2019, the City Council adopted a signed plaque form agreement with AirBnB Incorporated, which provides additional details regarding how host will comply with the responsibility and obligations under the Home Sharing Ordinance.
- **Advance Calendar:** Commissioner Barraza will be absent from the December 24, 2019 meeting. Commissioner Gold will be leaving early from the December 10, 2019 Commission meeting.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** The October 22, 2019 minutes were postponed until December 10, 2019.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations by any representative of a Neighborhood Council.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No members from the public addressed the Commission.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no items requested to be reconsidered, but there was a public speaker.

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**ITEM NO. 5**

**VTT-75022-SL-1A**

CEQA: ENV-2017-1827-CE  
Plan Area: Hollywood

Council District: 4 - Ryu  
Last Day to Act: 11-12-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1422-1426 North Sycamore Avenue

**IN ATTENDANCE:**

Tina Vacharkulksemsuk, City Planner. The applicant and appellant were not in attendance.

A signed letter was submitted for the record to the Commission from the appellant to withdraw their application.

The Commission took a brief recess at 6:10 p.m. and reconvened at 6:13 p.m.

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**ITEM NO. 6**

**PS-1437-1A**

CEQA: ENV-2016-4327-MND  
Plan Area: Hollywood  
Related Case: ZA-2017-3054-ZAD-ZAA-1A

Council District: 4 - Ryu  
Last Day to Act: 11-13-19

**PUBLIC HEARING HELD**

**PROJECT SITE:** 1830 and 1849 North Blue Heights Drive

**IN ATTENDANCE:**

May Sirinopwongsagon, City Planner; John Parker, Pacific Crest Consultants, Applicant representative; Ellen Evans, Doheny/Sunset Plaza Neighborhood Association, Appellant No. 1 representative; Jamie T. Hall, Laurel Canyon Association, Appellant No. 2 representative; Emma Howard representing the Office of Councilmember Ryu.

**MOTION:**

Commissioner Shultz put forth the actions below in conjunction with the approval of the following project:

Construction of a new two-story, single-family residence with an attached four-car garage, two-car carport and two basement areas on a currently vacant property located at 1830 North Blue Heights Drive. The proposed Residential Floor Area, per the Baseline Hillside Ordinance (Ordinance No. 179,883), would be 11,478 square feet. A soil nail wall, measuring 430 feet in length and a maximum height of 35 feet, is

proposed to be constructed within the Private Road Easement and along the southerly side yard of the property located at 1849 North Blue Heights Drive.

The Project involves hillside grading of approximately 9,600 cubic yards of soil and removal from the property located at 1830 North Blue Heights Drive, and approximately 100 cubic yards of remedial grading and soil export from the property located at 1849 North Blue Heights Drive, for a total export of approximately 9,700 cubic yards. The Project Site contains 12 on-site trees. The Project proposes the removal of two protected trees (Black Walnut) and seven non-protected but significant trees (various species). All other existing trees will be retained on-site.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4327-MND, as circulated on April 12, 2018 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find**, the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Deny** the appeal and **sustain** the Planning Director's determination dated September 4, 2019, to approve, pursuant to Article 8 of the Los Angeles Municipal Code (LAMC), a Private Street to provide legal frontage and access for an existing lot located at 1830 North Blue Heights Drive; and
3. **Adopt** the Conditions of Approval and Findings.

The motion was seconded by Commissioner DelGado and the vote proceeded as follows:

Moved: Shultz  
Seconded: DelGado  
Ayes: Barraza, Gold  
Absent: Chung-Kim

**Vote: 4 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

**ZA-2017-3054-ZAD-ZAA-1A**

CEQA: ENV-2016-4327-CE  
Plan Area: Hollywood  
Related Case: PS-1437-1A

Council District: 4 – Ryu  
Last Day to Act: 12-03-19

**PUBLIC HEARING HELD**

**PROJECT SITE:** 1830 and 1849 North Blue Heights Drive

**ATTENDANCE:**

May Sirinopwongsagon, City Planner; John Parker, Pacific Crest Consultants, Applicant representative; Ellen Evans, Doheny/Sunset Plaza Neighborhood Association, Appellant No. 1 representative; Jamie T. Hall, Laurel Canyon Association, Appellant No. 2 representative; Emma Howard representing the Office of Councilmember Ryu.

**MOTION:**

Commissioner DelGado put forth the actions below in conjunction with the approval of the following project:

Construction of a new two-story, single-family residence with an attached four-car garage, two-car carport and two basement areas on a currently vacant property located at 1830 North Blue Heights Drive. The proposed Residential Floor Area, per the Baseline Hillside Ordinance (Ordinance No. 179,883), would be 11,478 square feet. A soil nail wall, measuring 430 feet in length and a maximum height of 35 feet, is proposed to be constructed within the Private Road Easement and along the southerly side yard of the property located at 1849 North Blue Heights Drive.

The Project involves hillside grading of approximately 9,600 cubic yards of soil and removal from the property located at 1830 North Blue Heights Drive, and approximately 100 cubic yards of remedial grading and soil export from the property located at 1849 North Blue Heights Drive, for a total export of approximately 9,700 cubic yards. The Project Site contains 12 on-site trees. The Project proposes the removal of two protected trees (Black Walnut) and seven seven non-protected but significant trees (various species). All other existing trees will be retained on-site.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4327-MND, as circulated on April 12, 2018 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find**, the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Deny** the appeal and sustained the September 4, 2019 Zoning Administrator's determination which:
  - a. **Approve**, pursuant to Section 12.24 X.26 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's determination for the construction, use and maintenance of seven retaining walls with heights ranging up to maximum of twelve feet in lieu of the otherwise permitted two retaining walls with a maximum height of 10 feet per LAMC Section 12.21 C.8(a).
  - b. **Approve**, pursuant to Section 12.28 A of the LAMC, the Zoning Administrator's Adjustments to allow:
    - i. Two foot, seven inch northwesterly side yard setback to accommodate the construction of a driveway bridge, in lieu of the otherwise required nine feet per LAMC Section 12.21 C.10(a); and
    - ii. One retaining wall with a guardrail with a maximum height of 26 feet, as measured from natural grade adjacent thereto, in conjunction with a driveway bridge located within the required front and northwesterly side yard setbacks and a second retaining wall with a maximum height of ten feet within the northeasterly side yard, in lieu of the otherwise permitted wall height of six feet per LAMC Section 12.21 C.20(f); and
  - c. **Dismiss**, pursuant to Section 12.24 X.28, a Zoning Administrator's determination to allow a five foot front yard setback in lieu of the otherwise required 25 feet per LAMC Section 12.21 C.10(a);
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Gold and the vote proceeded as follows:

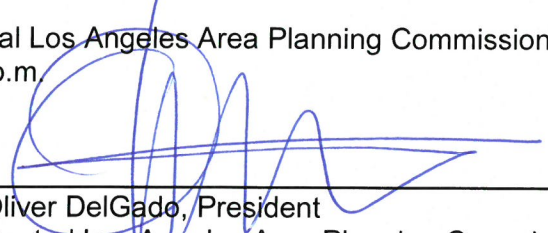
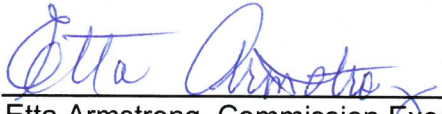
Moved: DelGado  
Seconded: Gold  
Ayes: Barraza, Shultz  
Absent: Barraza

**Vote: 4 – 0**

**MOTION PASSED**

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There being no further business to come before the Central Los Angeles Area Planning Commission, President Oliver DelGado adjourned the meeting at 6:57 p.m.

  
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Oliver DelGado, President  
Central Los Angeles Area Planning Commission  
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Etta Armstrong, Commission Executive Assistant I  
Central Los Angeles Area Planning Commission

**RECEIVED**  
**CITY OF LOS ANGELES**

**JAN 14 2020**

**CITY PLANNING DEPARTMENT  
AREA PLANNING COMMISSION**

**ADOPTED**  
**CITY OF LOS ANGELES**

**JAN 14 2020**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**