

OFFICIAL MINUTES
CORRECTED**
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, September 8, 2015
200 North Spring Street, Room 1070, 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 4:37 p.m.

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

Commissioner absent: None

1. DEPARTMENTAL REPORT

No staff report.

2. COMMISSION BUSINESS

A. Advanced Calendar – No change.

B. Commission Requests – No requests at this time.

C. Minutes of meeting – August 11, 2015.

MOTION: To approve the minutes from August 11, 2015

Moved: Commissioner Kim

Seconded: Commissioner Chemerinsky

Ayes: Commissioners Oh and Brogdon

Vote: 4 - 0

Commissioner Lopez was absent at the meeting of August 11th.

D. Elections of Officers.

MOTION: To elect Commissioner Chemerinsky to the office of Commission President

Moved: Commissioner Brogdon

Seconded: Commissioner Oh

Ayes: Commissioners Kim, Lopez, and Chemerinsky

Vote: 5 - 0

MOTION: To elect Commissioner Brogdon to the office of Commission Vice President

Moved: Commissioner Chemerinsky

Seconded: Commissioner Lopez

Ayes: Commissioners Kim, Oh, and Brogdon

Vote: 5 - 0

3. **ZA-2013-2084-ZAD-1A**

CEQA: ENV-2013-2085-MND-REC1

Plan: Hollywood

Council District: 4 - LaBonge

Expiration Date: 9/08/15 extended

Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 24, 2015 AND JUNE 23, 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:

Item Nos. 3 and 4 were heard at the same time. The Zoning Administrator (ZA) gave an overview of both cases which were continued a couple of times per the applicant's request and also per the department's request to address the concerns of the appellants and the community; accordingly, the applicant modified his plan and the ZA prepared new mitigated measures and presented revised conditions of approval at the meeting. The Commission took ten minutes recess to read the materials presented by the ZA then resumed the meeting. The applicant's representative gave a background on the project. The appellant's representative made a power-point presentation, and then the appellant spoke. There were many people present at the meeting in support of the appeal; couple of them spoke. The Council Representative spoke in support of the appeal. Rebuttal time was given. The Commission asked clarifying questions. The Commission closed public comment and made a motion. The Commission requested to add a condition that no large construction vehicle shall be permitted on trash days and the construction manager shall be mindful of holidays which alter the typical residential trash pickup schedule. (This will be incorporated in the ZA's revised condition of approval for both items 3 & 4).

MOTION:

1. Grant the appeal in part.
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 modified conditions of approval according to Attachment 1.
4. Adopt the revised findings of the Zoning Administrator according to Attachment 2.
5. Adopt the Mitigated Monitoring Program, dated September 2015.

Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioners Chemerinsky, Kim, and Oh

Vote: 5 – 0

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

Plan: Hollywood
Council District: 4 - LaBonge
Expiration Date: 9/08/15 extended
Appeal Status: Not further appealable

CONTINUED FROM FEBRUARY 24, 2015 AND JUNE 23, 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:

This case was discussed with item No. 3.

MOTION:

1. Grant the appeal in part.
2. **Modify** the Zoning Administrator's decision to:
 - a. 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 detached garage**** 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 modified conditions of approval according to Attachment 1.
4. Adopt the revised findings of the Zoning Administrator according to Attachment 2.
5. Adopt the Mitigated Monitoring Program, dated September 2015.
6. (To add a condition: No large construction trucks on trash days).

Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioners Chemerinsky, Kim, and Oh

Vote: 5 – 0

5. **ZA-2014-1621-ZAD-ZAA-1A**
CEQA: ENV-2014-1622-MND

Plan: Hollywood
Council District: 4 - Ryu
Expiration Date: 9/22/15
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 2104 North Stanley Hills Drive

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to LAMC Section 12.24-X,28, to: dismiss a request to authorize the construction, use and maintenance of new single-family dwelling fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, as otherwise required by Section 12.21.C.10(i)(2). Pursuant to LAMC Section 12.24-X,28, to: approve a zero-foot front yard setback in lieu of the 5 feet otherwise required by Section 12.21-C,10(a)(2); the construction, use and maintenance of new single-family dwelling that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides vehicular access to the main residence to the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3). Pursuant to the provision of Section 12.28 of LAMC, to: approve a Residential Floor Area of 2,833 square feet in lieu of the maximum 2,766 square feet otherwise permitted by Section 12.21-C,10(b), and to adopt Mitigated Negative Declaration ENV-2014-1622-MND as the environmental clearance for the project.

APPLICANT: Gregory D'Angelo

APPELLANTS: Lianne Halfon and 73 additional appellants

RECOMMENDED ACTION:

1. Adopt the Findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to:
 - a. Dismiss, pursuant to LAMC Section 12.24-X,28, a request to authorize the construction, use and maintenance of new single-family dwelling fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, as otherwise required by Section 12.21.C.10(i)(2).
 - b. Approve, pursuant to LAMC Section 12.24-X,28), a zero-foot front yard setback in lieu of the 5 feet otherwise required by Section 12.21-C,10(a)(2); the construction, use and maintenance of new single-family dwelling that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides vehicular access to the main residence to the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3).
 - c. Approve, pursuant to the provision of Section 12.28 of LAMC, a Residential Floor Area of 2,833 square feet in lieu of the maximum 2,766 square feet otherwise permitted by Section 12.21-C,10(b).
4. Adopt Mitigated Negative Declaration ENV-2014-1622-MND as the environmental clearance for this action.

Staff: Jonathan Hershey (213) 978-1337

DISCUSSION:

The ZA gave a brief description of the case and recommended to grant the appeal in part. The Commission asked clarifying questions. The applicant's representative spoke, followed by the appellant. There were several speakers in support of the appeal. The Council Representative spoke in support of the appeal. Rebuttal time was given. The Senior Planner and the City Attorney clarified few issues regarding technicalities and planning interpretation. The Commission closed the public comment and started deliberation.

MOTION:

1. To grant the appeal in part.
2. To adopt the revised Findings of the Zoning Administrator.
3. Sustain the Zoning Administrator's decision to:
 - a. Dismiss, pursuant to LAMC Section 12.24-X,28, a request to authorize the construction, use and maintenance of new single-family dwelling fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, as otherwise required by Section 12.21.C.10(i)(2).
 - b. Deny, pursuant to LAMC Section 12.24-X,28), a zero-foot front yard setback in lieu of the 5 feet otherwise required by Section 12.21-C,10(a)(2);
 - c. Approve, the construction, use and maintenance of new single-family dwelling that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides vehicular access to the main residence to the boundary of the Hillside Area, as otherwise required by Section 12.21-C,10(i)(3).
 - c. Approve, pursuant to the provision of Section 12.28 of LAMC, a Residential Floor Area of 2,833 square feet in lieu of the maximum 2,766 square feet otherwise permitted by Section 12.21-C,10(b).
4. Adopt the modified conditions of approval according to Attachment 1.

5. Adopt Mitigated Negative Declaration ENV-2014-1622-MND as the environmental clearance for this action.
6. Adopt the Mitigation Monitoring Program.

Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioners Chemerinsky, Kim, and Oh

Vote: 5 – 0

6. **DIR-2015-1365-SPR-CDO-1A**
CEQA: ENV-2013-0200-MND

Plan: Central City
Council District: 14 – Huizar
Expiration Date: 9/11/15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 928 – 1026 South Broadway

PROPOSED PROJECT:

Site Plan Review and CDO Plan Approval for the addition of a pedestrian bridge across Olympic Boulevard connecting two previously approved mixed-use residential buildings containing 684 residential units and 58,471 square feet of commercial uses.

REQUESTED ACTION:

Appeal of the Director of Planning's denial of a Site Plan Review pursuant to Section 16.05 and a CDO Plan Approval pursuant to Section 13.08 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Darrel Malamut, Palmer/L&R Broadway

APPELLANT: Geoff Palmer c/o Darrell Malamut
LR 9th & Broadway LLC & 918 Broadway Associates, LLC

RECOMMENDED ACTION:

1. Deny the Appeal.
2. Sustain the Determination of the Director of Planning in denying a Site Plan Review and CDO Plan Approval for the addition of a pedestrian bridge across Olympic Boulevard connecting two previously approved mixed-use residential buildings;
3. Do Not Find the previously issued MND (Case No. ENV-2013-0200-MND) as adequate environmental clearance.

Staff: Jennifer Karmels (213) 978-1165

DISCUSSION:

The Senior Planner gave a quick overview of the Department's guidelines and policies that aim to create a pedestrian friendly environment for the downtown area that support the Community Plan. Then the Staff Planner presented the appeal. The applicant and the applicant's representative gave a background and made a power-presentation on their project. Many people gave their testimonies in support of the appeal. Planning Staff clarified few issues regarding the development. The Commission closed the public comment and started deliberation.

MOTION:

1. Deny the Appeal.
2. Sustain the Determination of the Director of Planning in denying a Site Plan Review and CDO Plan Approval for the addition of a pedestrian bridge across Olympic Boulevard connecting two previously approved mixed-use residential buildings;
3. Do Not Find the previously issued MND (Case No. ENV-2013-0200-MND) as adequate environmental clearance.

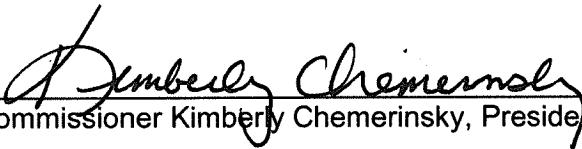
Moved: Commissioner Brogdon
Seconded: Commissioner Lopez
Ayes: Commissioners Chemerinsky and Oh
Nays: Commissioner Kim

Vote: 4 - 1

7. PUBLIC COMMENT PERIOD

There were no speakers for public comments.

There being no further business to come before the Central Los Angeles Area Planning Commission. The meeting adjourned at 9:13 pm.


Commissioner Kimberly Chemerinsky, President


Randa M. Hanna, Commission Executive Assistant
Central Area Planning Commission

Adopted on November 24, 2015