

**OFFICIAL MINUTES**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission  
Regular Meeting  
Tuesday, November 24, 2015  
200 North Spring Street, 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 Commission President Chemerinsky at 5:10p.m.

Commissioners present: Jennifer Chung Kim, and Christina Oh

Commissioners absent: Daphne Brogdon and Bricia Lopez

**1. DEPARTMENTAL REPORT**

There was nothing to report.

**2. COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

Commissioner Chemerinsky informed the members of her absence on December 22, 2015.

C. Minutes of meeting – Corrected minutes for September 8, 2015

**Motion:**

To approve the Corrected Minutes for September 8, 2015

Moved: Commissioner Chung Kim

Seconded: Commissioner Oh

Ayes: Commissioner Chemerinsky

Absent: Commissioner Brogdon and Commissioner Lopez

**Vote: 3 – 0**

The October 27, 2015 minutes were approved by consent

3. **APCC-2015-795-BL-ZAA-CLQ**  
**CEQA: ENV-2015-796-MND**

**Plan: Hollywood**

**Council District: 4 - Ryu**

**Expiration Date: 12/14/2015**

**Appeal Status:** Building Line Removal is appealable only by the applicant to City Council if disapproved in whole or in part. Zoning Administrator's Adjustment and "Q" Clarification are appealable to the City Council by any party

## **PUBLIC HEARING**

**LOCATION:** 1352-1356 North Fairfax Avenue

## **PROPOSED PROJECT**

The project involves the demolition of two (2) single-family dwellings and the construction, use and maintenance of eight (8) small lot homes. The units would range between approximately 1,400 square feet to 1,800 square feet. Lot 1 would have a maximum height of 35 feet to the top of the parapet and guardrails, and Lots 2 through 8 would have a maximum height of 33 feet, 6 inches to the top of the parapet and guardrails. Each unit would provide two parking spaces.

## **REQUESTED ACTION:**

1. Pursuant to Section 12.32-R of the Los Angeles Municipal Code, a Building Line Removal to remove a 15-foot Building Line established by Ordinance No. 133,548;
2. Pursuant to Section 12.28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit a maximum building height of 35 feet for Lot 1 and 33 feet, 6 inches for all other lots in lieu of the maximum permitted 30 feet;
3. Pursuant to Section 12.32-H of the Los Angeles Municipal Code, a Clarification of the Q Classification to clarify conditions relating to Site Plan, parking, height and perimeter walls (Conditions No. 2, 3, 4 and 18) of Ordinance No. 181,586; and,
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2015-796-MND) and Mitigation Monitoring Program for the subject use.

**APPLICANT:** Daniel Farasat, Sunset Fountain Partners, LLC  
Representative: Kamran Kazemi, Tala & Associates

## **RECOMMENDED ACTION:**

1. **Approve and recommend that the City Council adopt the Building Line Removal** a Building Line Removal to remove a 15-foot Building Line established by Ordinance No. 133,548;
2. **Approve** a Zoning Administrator's Adjustment to permit a maximum building height of 35 feet for Lot 1 and 33 feet, 6 inches for all other lots in lieu of the maximum permitted 30 feet;
3. **Approve** a Clarification of the Q Classification to clarify conditions relating to Site Plan, parking, height and perimeter walls (Conditions No. 2, 3, 4 and 18) of Ordinance No. 181,586;
4. **Adopt** the attached findings;

5. **Adopt** the Mitigated Negative Declaration No. ENV-2015-796-MND;
6. **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-796-MND;
7. **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; and,
8. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, 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: Oliver Netburn (213) 978-1382**

**DISCUSSION:**

The Planning Staff, Oliver Netburn, presented departmental recommendation report. The Commission asked detail questions. The applicant's representative spoke and briefed the commissions that the Neighbor Council unanimously approve the project. The commissioners asked specific questions.

Following discussion, the commission deliberated and made a motion:

**Motion:**

Approve and recommend that the City Council adopt the Building Line Removal a Building Line Removal to remove a 15-foot Building Line established by Ordinance No. 133,548;  
Approve a Zoning Administrator's Adjustment to permit a maximum building height of 35 feet for Lot 1 and 33 feet, 6 inches for all other lots in lieu of the maximum permitted 30 feet;  
Approve a Clarification of the Q Classification to clarify conditions relating to Site Plan, parking, height and perimeter walls (Conditions No. 2, 3, 4 and 18) of Ordinance No. 181,586;  
Adopt the attached findings;  
Adopt the Mitigated Negative Declaration No. ENV-2015-796-MND;  
Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-796-MND;

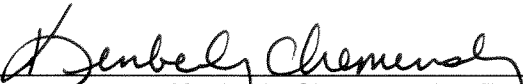
Moved: Commissioner Chung Kim  
Seconded: Commissioner Chemerinsky  
Ayes: Commissioner Oh  
Absent: Commissioner Brogdon and Commissioner Lopez

**Vote: 3 – 0**

4. **PUBLIC COMMENT PERIOD**

There were no public comments.

There being no further business to come before the Central Los Angeles Area Planning Commission. The meeting adjourned at 5:36pm.

  
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Commissioner Kimberly Chemerinsky, President

  
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Renee Glasco, Commission Executive Assistant I  
Central Area Planning Commission

Adopted on \_\_\_\_\_ DEC 09 2015