

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, AUGUST 9, 2016 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President  
Daphne Brogdon, Vice President  
Jennifer Chung-Kim, Commissioner  
Christina Oh, Commissioner  
Vacant, Commissioner

Renee Glasco, Commission Executive Assistant I  
(213) 978-1300

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S):**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.**

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.**

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at [planning.lacity.org](http://planning.lacity.org).

**In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

**If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes –

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **APCC-2015-4224-SPE-SPP**

**CEQA:** ENV-2015-4223-CE

**Community Plan:** Hollywood

**Council District No.:** 13- O'Farrell

**Expiration:** August 9, 2016

**Appeal Status:** Appealable to City Council

RELATED CASE: VTT-73952-SL

**PUBLIC HEARING:**

**LOCATION:** 1826 NORTH CANYON DRIVE

**Proposed Project:**

The project includes the demolition of an existing single-family dwelling, and the construction, use and maintenance of a Small Lot Subdivision containing five (5), three-story single-family dwellings with attached two-car garages, located within Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP).

**Requested Action:**

- A. Pursuant to LAMC Section 11.5.7 F, a **Specific Plan Exception** from the Vermont/Western Station Neighborhood Area Plan (SNAP) (Ordinance 173,749) from Section F.2 to allow roof decks, in their entirety, to qualify as private open space, where the portion of the roof within 20 feet of the roof perimeter would otherwise be excluded.
- B. Pursuant to LAMC Section 12.28, a **Zoning Administrator's Adjustment** to allow a maximum building height of 35-feet, including roof decks, roof deck guardrails, rooftop mechanical equipment, skylights, exhaust ducts, ventilation fans and any other similar equipment, in lieu of the otherwise permitted 30-feet in the RD1.5-1XL Zone.
- C. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, a **Project Permit Compliance** to allow the construction, use, and maintenance of a Small Lot Subdivision containing five (5), three-story single family dwellings with attached two-car garages within Subarea A of the Vermont/Western SNAP (Ordinance 173,749).

- D. Find that the project is Categorically Exempt ENV-2015-4223-CE from the environmental review pursuant to Article Section and Class, Category of the City of Los Angeles CEQA Guidelines

**APPLICANT:** Leeor Maciborski, Hollowest Holdings, LLC  
Representative: Steve Nazemi, DHS & Associates, Inc.

**APPELLANT:** Same

**Recommended Action:**

1. **Approve a Specific Plan Exception** from Section F.2 of the Vermont/Western SNAP, Ordinance 173,749, to allow roof decks, in their entirety, to qualify as private open space, where the portion of the roof within 20 feet of the roof perimeter would otherwise be excluded.
2. **Approve a Zoning Administrator's Adjustment** to allow a maximum building height of 35-feet, including roof decks, roof deck guardrails rooftop mechanical equipment, skylights, exhaust ducts, ventilation fans and any other similar equipment, in lieu of the otherwise permitted 30-feet in the RD1.5-1XL Zone.
3. **Approve a Project Permit Compliance** to allow the demolition of an existing single-family residence and the construction, use, and maintenance of a Small Lot Subdivision containing five (5), three-story single family dwellings with attached two-car garages within Subarea A of the Vermont/Western SNAP (Ordinance 173,749).
4. **Find** that the project is Categorically Exempt ENV-2015-4223-CE from the environmental review pursuant to Article Section and Class, Category of the City of Los Angeles CEQA Guidelines.

**Planning Staff:** Mindy Nguyen

5. **AA-2016-0035-PMLA-SL-1A**  
**CEQA:** ENV-2015-0036-MND  
**Community Plan:** Hollywood  
**Council District No.:** 4 - Ryu

**Expiration:** August 9, 2016  
**Appeal Status:** Not Further Appealable

**PUBLIC HEARING:**

**LOCATION:** 1217, 1219, 1221 NORTH MANSFIELD AVENUE

**Requested Action:**

Pursuant to Los Angeles Municipal Code Section 17.54, an **appeal** of the decision in part of the Advisory Agency's approval of Preliminary Parcel Map No. AA-2016-0035-PMLA-SL for a maximum of four (4) small lots for the construction, use, and maintenance of four (4) small lot homes and an Adjustment to permit a maximum height of 33-feet, 8-inches, in lieu of 30 feet, in the RD-1.5-1XL Zone

**APPLICANT:** Kimberly Pariente and Leon Levy, Mansfield Project, LLC  
Representative: Kamran Kazemi, Tala Associates

**APPELLANT:** Edward Dratver, DND ES Properties, LLC

**Recommended Action:**

1. **Deny** the appeal.
2. **Sustain** the decision of the Deputy Advisory Agency for the approval of four small lots in conjunction with the development of four small lot homes pursuant to LAMC Sections 17.53 and 12.22-C,27, and an Adjustment pursuant to LAMC Section 17.53-J to permit a maximum building height of 33-feet, 8-inches in lieu of 30 feet.
3. **Adopt** Mitigated Negative Declaration No. ENV-2016-0036-MND pursuant to CEQA Guidelines, Section 15074, and the associated Mitigation Monitoring Program.

**Planning Staff:** Jenna Monterrosa

**6. PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the Central Area Planning Commission  
will be held at **4:30 p.m. on Tuesday, August 23, 2016** at

City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at <mailto:APCCENTRAL@lacity.org>.