

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, August 9, 2016
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 **planning.lacity.org**.

The meeting was called to order by Commission President Chemerinsky at 4:38P.M.
Commissioners present: Daphne Brogdon, and Jennifer Chung-Kim
Commissioner absent: Christina Oh

1. DEPARTMENTAL REPORT

Senior Planner, Blake Lamb, reported to the commission the approval of the Frank Gehry Design Density Bonus by the City Planning Commission, and enlightened the commission on the Priority Housing Project Program of affordable low income housing in Central Los Angeles.

2. COMMISSION BUSINESS

A. Advanced Calendar

Commission President announced that she will not be available to attend the regular commission meeting that will be held on November 8, 2016.

B. Commission Requests

There were no commission requests.

C. Approval of the Minutes

The minutes were table to the next regular meeting date of August 23, 2016

3. NEIGHBORHOOD COUNCIL

There were no presentation by Neighborhood Council representative on any items related on the August 9, 2016, 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

Discussion:

Mindy Nguyen, Planning Staff, gave the report of the project involving a demolition of an existing single-family dwelling for use of a small lot subdivision. The public comment period was opened. The commission gave applicant/appellant (5) five minutes to speak to describe the project. There were two person who spoke for general comments.

Rebuttal time was offered but the applicant/appellant decline to make any additional statements. The commission closed the public comment period to deliberate, and formed a motion.

Motion:

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.

Moved: Brogdon
Seconded: Chemerinsky
Ayes: Chung-Kim
Absent: Oh

Vote: 3 - 0

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

Discussion:

Jenna Monterrosa, Planning Staff, described the appeal of a Preliminary Parcel Map for a small lot. Planning Staff went over the findings of the determination, and the mitigated negative declaration articles, and policies. Questions were asked by the commissions for clarification.

The commission opened the public comment period and called for the appellant to speak for (5) five minutes for the appeal. The applicant was given the same opportunity to speak that reflected the same opinion as the planning staff. Several questions was asked to the applicant. There was one speaker against the appeal, and two for general comments.

Julia Duncan, a Council District 4 representative, spoke in support of the staff recommendation. The commission closed the public comment period, and began to deliberate. A motion was formed.

Motion:

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.

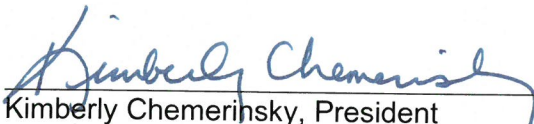
Moved: Chung Kim
Seconded: Brogdon
Ayes: Chemerinsky
Absent: Oh

Vote: 3 - 0

4. **PUBLIC COMMENT PERIOD**

There were two speakers for the public comment period.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:25P.M.


Kimberly Chemerinsky, President
Central Los Angeles Area Planning Commission


Renée Glasco, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 23 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**