

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 12, 2019, AFTER 4:30 P.M.
LOS ANGELES CITY HALL
200 NORTH SPRING STREET, ROOM 1070
LOS ANGELES, CA 90012**

Oliver DelGado, President
Nicholas Shultz, Vice President
Jennifer Barraza Mendoza, Commissioner
Jennifer Chung-Kim, Commissioner
Ilissa Gold, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I
apccentral@lacity.org
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **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.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **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.**

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 **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1128 or by email at apccentral@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the 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 90th 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Central Los Angeles", "Agendas", under the specific meeting date. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, California, 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – October 22, 2019

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

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

PROPOSED PROJECT:

Demolition of two existing single-family dwellings and the construction, use and maintenance of seven small lot homes consisting of 14 residential parking spaces on a lot that is 12,038 square feet in size.

APPEAL:

Appeal of the September 5, 2019 Deputy Advisory Agency’s determination which:

1. Determined, based on the whole of the administrative record that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32 Fill Development), and there is no substantial evidence demonstrating that any exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Approved, pursuant to Section 17.03 and 12.22 C.27 of the Los Angeles Municipal Code a Vesting Tentative Tract No. 75022-SL for a maximum of seven small lot homes in the Hollywood Community Plan.

Applicant: Aaron Belliston

Appellant: Christopher Vernon
Representative: Paul Anderson, GSQ, Project Law LA

Staff: Tina Vacharkulksemsuk, City Planner
tina.vacharkulksemsuk@lacity.org
(213) 978-1241

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 REQUIRED

PROJECT SITE: 1830 and 1849 North Blue Heights Drive

PROPOSED 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 (2) protected trees (Black Walnut) and seven (7) non-protected but significant trees (various species). All other existing trees will be retained on-site.

APPEAL:

Appeal of the September 4, 2019, Director of Planning’s determination which:

1. Found, 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; Found the Mitigated Negative Declaration reflects the

- independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Approved, pursuant to Article 8 of the LAMC, a Private Street to provide legal frontage and access for an existing lot located at 1830 North Blue Heights Drive.

Applicant: Avi Lerner and Trevor Short, A&T Development, LLC
Representative: Chris J. Parker, Pacific Crest Consultants

Appellant No. 1: Doheny/Sunset Plaza Neighborhood Association
Representative: Ellen Evans, Doheny/Sunset Plaza Neighborhood Association

Appellant No. 2: Laurel Canyon Association
Representative: Jamie T. Hall, Laurel Canyon Association

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

7. [ZA-2017-3054-ZAD-ZAA-1A](#)
CEQA: ENV-2016-4327-MND
Plan Area: Hollywood
Related Case: PS-1437

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 1830 and 1849 North Blue Heights Drive

PROPOSED 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 (2) protected trees (Black Walnut) and seven (7) non-protected but significant trees (various species). All other existing trees will be retained on-site.

APPEAL:

Appeal of the September 4, 2019, Zoning Administrator's determination which:

1. Found, 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; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made

- enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Section 12.24 X.26 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's determination to approve 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);
 3. Approved, pursuant to Section 12.28 A of the LAMC, the Zoning Administrator's Adjustments to allow:
 - a. 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
 - b. 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
 4. Dismissed, 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).

Applicant: Avi Lerner and Trevor Short, A&T Development, LLC
Representative: Chris J. Parker, Pacific Crest Consultants

Appellant No. 1: Doheny/Sunset Plaza Neighborhood Association
Representative: Ellen Evans, Doheny/Sunset Plaza Neighborhood Association

Appellant No. 2: Laurel Canyon Association
Representative: Jamie T. Hall, Laurel Canyon Association

Staff: Christina Toy-Lee, Senior City Planner
christina.toy-lee@lacity.org
(213) 978-1167

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Tuesday, November 26, 2019** at:

Los Angeles City Hall
200 North Spring Street, Room 1070
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) 978-1128 or by e-mail at apccentral@lacity.org.