

MINUTES
Planning, Zoning & Historical Preservation Committee
Wednesday , JANUARY 14, 2009

The regular monthly meeting was held on January 14, 2009, in the community room at 1965 Hillhurst Avenue pursuant to notice. Present from the committee were: Kenneth E. Owen, chair, Bruce Carroll, Rosemary DeMonte, Frank Masi, Richard Spicer, Richard Stanley, David Uebersax , and Tom Wilson. Donna Kolb, co-chair of the Zoning committee of the Los Feliz Improvement Association, was also present. The meeting was called to order at 7:05 p.m.

1. The consideration of the minutes of the meeting of the committee held December 10, 2008, as circulated to the committee was put to the end of the agenda and due to the lateness of the hour put off to the following meeting.
2. There was no public comment on matters not on the agenda.
3. 2332 Catalina Avenue. Rachel Allen, A.I.A, architect retained by the homeowner of this property, presented modified plans from those reviewed at the December meeting. The chair reported that copies of the agenda with this item on it were delivered to residences nearby the project. No member of the public sought to be heard on this matter. The new design eliminates the solar panels, as the owner has independently determined not to have them on this project. In sum, the project approved by the Office of Zoning Administration in 2007 allowed a flat roofed second story rising 23 feet 6 inches, and the new proposal is for a slanted roof rising from 20 feet 10 inches at the street side and 26 feet 9 inches furthest from the street. The committee, by consensus determined to recommend to the board that it advise the Office of Zoning Administration that it has no objection to this modest modification of the plans reviewed by the committee in 2006 and granted a zoning administrator's adjustment in 2007.
4. 4759 Bryn Mawr. This matter was considered by the committee on a number of prior occasions. The original requests were to allow a home built over a garage rising 45 feet in a 36 foot zone, with four retaining walls varying in height up to 23 feet at the highest and invading the required front yard area rising to 4 feet 6 inches plus two other requests which have now been resolved. The requests were substantially denied by the Office of Zoning Administration and the appellant appealed. Modifications were proposed by the applicant and the central area planning commission heard the matter in September and November 2008. At the last meeting the commission asked that the neighborhood council advise it with respect to each of the issues before it, as modified shortly before the November 25, 2008, but after action by this committee and the neighborhood council in November. Brian Lee, John Suh and Randy Van Ausdall presented the new plans which replace the formerly proposed third living floor with a usable roof deck covered in part by an arbor like structure slightly over seven feet in height on which will be placed slanted solar panels (bringing the total height to 45 feet) so that the roof area may be used both to collect sunlight and to allow outdoor living. A number of stakeholders, principally living above the project, expressed their support. A number of stakeholders, living on Bryn Mawr and Glendower below and to either side of Bryn Mawr, expressed their opposition. The committee discussed the project and took into consideration the comments of stakeholders and determined to advise the board of the neighborhood council to advise the central area planning commission as follows: (1) We do not oppose the structures as presented which exceed 36 feet (vote of 5 to 3), (2) We do not oppose the one foot overheight of the retaining wall in the required front yard area (by consensus). The committee split 4 to 4 on the question of the excessive number and excessive height of the retaining walls.

The meeting was adjourned a 10:40 p.m.