



CHAIR
Gary Khanjian

SECRETARY
Frank Masi

GREATER GRIFFITH PARK NEIGHBORHOOD COUNCIL
"Your Neighborhood. Your Voice. Your Council"

MEETING OF THE PLANNING, ZONING & HISTORICAL PRESERVATION COMMITTEE

MINUTES

July 7, 2010 – 7:00 p.m.
Los Feliz Community Police Center
1965 N. Hillhurst Ave. 2nd floor of Citibank
Los Angeles, CA 90027



CERTIFIED COUNCIL #36

PO Box 27003
Los Angeles, CA 90027-
0003

(323) 908-6054

www.ggpnc.org

GGPNC@ggpnc.org

1. **Call to Order.**

7:10 pm

- Committee Present: Sorin Alexanian, Jacqueline Kerr, Christina A. Khanjian, Gary Khanjian (chair), Frank Masi (secretary), Richard Spicer, Richard Stanley, and David Ubersax.
- Committee Excused: Bruce Carroll, Rosemary DeMonte, Cathryne Bray.
- Board Members Present: Ron Ostrow and Frank Masi.
- Public Officials Present: None.

2. **Public Comment on Non-agenda Items.**

- None.

3. **Reports from Public Officials**

- None.

4. **Consideration of and action on, the following applications filed with the Los Angeles City Planning Department:**

- None.

5. **Reports, discussion and action as appropriate on pending matters:**

- Draft Hollywood Community Plan (HCP) update.
 - Richard Spicer summarized the June 11, 2010 meeting that took place between Mary Richardson Kevin Keller from the City Planning Department and Gary Khanjian, Frank Masi, John F. John, Sarah Napier, and Richard Spicer from the GGPNC. Details of that meeting can be found online in the minutes of the June 16, 2010, PZHPC meeting.
 - The City Planning Department hopes to post the Chapter on communities and infrastructure and the Draft Environmental Impact Study by the end of July. They will consider increasing the standard 45 day review period to 60 days.
 - Copies of the PZHPC and Transportation Committee comments on the Draft HCP were distributed.
 - The GGPNC and its committees will be invited to participate in a City Planning Department HCP Neighborhood Council workshop that is scheduled to take place in August or September.

- The City Planning Department will conduct two HCP meetings open to the public after the workshops for the 10 Neighborhood Councils in the HCP area have been completed.
- Review of upcoming issues: list created from items on the Project Hearings & Other Matters and Upcoming Issues sections of the PZHPC page on the GGPNC website and the previous chair's notice of resignation that included items requiring attention.
 - 1725 Hillhurst (Amwaj Organic Cuisine) ZA 2009 – 3811 CUB.
 - The applicant is waiting for the environmental assessment to be issued (early July).
 - The applicant will contact us as soon as he is ready to appear before the committee. The ZA hearing will take place within two months of the issuing of the environmental assessment.
 - The proposed hours of operation are consistent with the rest of the neighborhood.
 - Section 8E.4 (a) of the Specific Plan states that no additional parking shall be required for changes of use in an existing building to a use permitted by the Specific Plan. Consequently, the project site is considered to have no parking, and the change of use may be allowed with no new parking provided onsite.
 - The applicant has voluntarily agreed to provide a single ADA compatible parking space onsite, and has provided letters from two local property owners granting permission to park a total of 30 cars on their property.
 - Client Contact: Kiyoshi Graves (323) 401-6499
 - 2250 Tracy Terrace (construct 3 story duplex) ZA-20092526-ZV-ZAA.
 - The LA City Planning Department Case Tracking Information site provides the following information:
 - Client Contact: Nicolas Abeles (818) 915-2265
 - Required Action: Not Known
 - Case Filed On: 08/06/2009
 - Case Accepted for Review On: 08/10/2009
 - Hearing Waived On: 03/04/2010.
 - The committee has no other information in hand.
 - 4420 Sunset Drive (create two parcels approximately 2,700 square feet and 5,880 square feet from one parcel approximately 8,580 square feet) AA-2009-3661-PMEX.
 - The LA City Planning Department Case Tracking Information site provides the following information:
 - Client Contact: Ofer Shapira (323) 875-1017
 - Case Filed: 10/30/2009
 - Case Distributed: 11/13/2009
 - Accepted for Review: Date Not Available
 - Case on Hold: No.
 - Project Description: Lot Line Adjustment

- It was pointed out that this project is actually a small lot subdivision, not a lot line adjustment.
- Exhibit B Revised of the Master Land Use Application describes the existing use as residential and the proposed use as commercial.
- 3341 – 43 Rowena (small lot subdivision).
 - Six, separate, permitted small lot subdivision properties in a state of partial completion.
 - The project went over-budget in 2008. Construction is at a standstill as the result of lack of funds.
 - The lender has taken the property to court it is now in the hands of the receiver who is in the process of determining whether to recommend the lender complete the project or tear down the project.
 - The committee previously considered the project to be well thought out, well designed, and responsibly managed during much of the construction period.
 - There is no issue for the committee at this time.
- 1785 Kingsley Drive (demo existing 2-story duplex and construct new 2-story 4-plex) DIR-2010-1219-SPP.
 - City Planner Craig Weber and Senior City Planner Kevin Keller reviewed the application, asked the applicant to revise the plans twice (in order to open the build to the street and to provide more windows), and found the revised project in compliance with the Specific Plan.
 - The applicant will provide 6 parking spaces beneath the new 4-plex and one guest parking space on grade adjacent to the project.
 - The applicant has no requirement to appear before any other agencies or our committee.
- Draft 2/14/10 Statement of Policies and Procedures of PZHP – GGPNC (the Draft).
 - The committee adopted the following plan to create Version 2 of the Draft.
 - The Committee agreed to:
 - Review a list of items included in the Draft and suggest additional items to be considered for inclusion in Version 2.
 - Review a suggested rewrite of Section C. Over-height Fences as a case study with basic concepts relevant to many issues in the Draft.
 - Comment on the appropriateness of the positions set forth in The Draft for discussion at the next meeting of the Committee.
 - The Secretary of the Committee will be the point person for the V2 rewrite based on this additional input from the Committee.
- Zoning Administrator Policy Report:
 - For every alcoholic Conditional Use Beverage (CUB) plan approval request, it is the policy of the Zoning Administrator (ZA) to give an originating grant and a plan approval review.
 - Plan approval review takes place within one or two years of the originating grant. At that time the application is reexamined by the community and by the people who have submitted their reasons of concern.

- If there are no complaints from the LAPD, LA City Council, Council Members, or the community, the ZA will allow an appropriate period of time before the next required meeting to review the permit, e.g., 5 years, 10 years, or 15 years.
 - There is a paragraph in the grant that allows the LA Department of City Planning to reverse the grant based on complaints reported to Los Angeles Department of Building and Safety (LADBS). LADBS readdresses the complaints to the Department of City Planning who may decide to hold an additional hearing to determine if the plan approval should be rescinded.
 - A new plan approval hearing is required if a restaurant or bar proposes an expansion greater than 20% of the existing area.
 - It is the policy of the ZA to require that no matter what type of alcohol is served in a restaurant, food must be served with it.
 - The City of Los Angeles restaurant hours of operation are 7:00 am to 11:00 pm seven days a week. Operating hours beyond that require a variance or Conditional Use permit, depending on the situation.
- Criteria for Selection of new Director of the Los Angeles Department of City Planning. The committee's discussion resulted in the following motion:

Motion: Suggest the GGPNC endorse Ms. Goldberg's four initiatives:

"Do Real Planning",
"Build an Efficient and Effective Department",
"Develop Innovative Solutions",
"Engage the Public",

and urge the Mayor to appoint, and the City Council to adopt the appointment of a strong and effective Director of City Planning who will effectively involve the community and their Neighborhood Councils in city planning and who will continue a commitment to these four initiatives as part of their responsibilities.

Spicer moves to approve. Stanley seconds. No objection. Approved by consensus.

- Sign and Billboard Update
 - On May 26, 2010, the U.S. 9th Circuit Court of Appeals upheld the city's ban on new supergraphics, billboards and freeway-facing signs. The court also struck down injunctions that blocked the city from seeking the removal of unpermitted, multistory vinyl signs at nearly 40 locations. Lawyers for the city have said that 100 supergraphics have come down so far (LA Times, May 27, 2010).
 - It is very important for the city to take advantage of this opportunity to take control of what signs are like and not be in the position of continually spending money in court to fight this battle.
 - To that end, the City Council's Planning Land Use Management Committee was tasked with calling together the City Attorney's Office, the Planning Department, and the LADBS so that they could be briefed on the significance of the court decision and what next steps should be taken on the Draft Comprehensive Sign Ordinance on which the Council had approximately 14 issues they wanted addressed. Richard Spicer contacted City Attorney's Office, the Planning Department, and the LADBS, and was unable to get any indication that this would take place soon.

- Ban Billboard Blight website posted information indicating that an appeal has been made to reverse the U.S. 9th Circuit Court of Appeals decision at a rehearing before the members of the U.S. 9th Circuit Court of Appeals. There is no time limit on when the court will decide whether or not to rehear this case. If they choose not to take the case, the legal remedy left to sign companies is to appeal to the US Supreme Court.
- The completion of the LADBS Off-site Sign Periodic Inspection Program survey and subsequent research has suffered many delays, none the least of which are the imposition of furloughs and layoffs due to the current budget crisis. The completed survey and research results will need to be forwarded to the Office of the City Attorney for review and consultation prior to publication.
- City Attorney, Carmen Trutanich, cracked down on supergraphics by jailing the president of a billboard company who wrapped a Hollywood Boulevard landmark in a huge advertisement. He spent a weekend in jail on \$1-million bail for thumbing his nose at city safety, inspection, and permitting laws (LA Times, March 4, 2010).
- Ten years ago, Regency Signs requested a permit to place signs on a Community Redevelopment Project (CRA). The permit was denied. Three years ago, a court found that the CRA had exceeded its discretionary authority and asked for a \$14,000 settlement of costs. Regency Signs has recently come back and asked for \$10-million compensation for lost profit. A meeting last week to discuss a possible settlement ended without a settlement being reached.

6. Other Comments and Announcements

- None.

7. Approval of Past Meeting Minutes and Upcoming Meeting Calendar

Motion: To approve the minutes of the June 16, 2010, meeting of the PZHPC. Sorin Alexanian moves. Christina Khanjian seconds. No objections. Approved by consensus.

8. Adjourn.
9:10 pm