



CITY OF LOS ANGELES  
LOS FELIZ NEIGHBORHOOD COUNCIL



**PLANNING, ZONING, AND  
HISTORIC PRESERVATION COMMITTEE  
MEETING AGENDA**

**PRESIDENT**  
Luke H. Klipp

**VICE PRESIDENTS**  
Mark Mauceri - Administration  
Jon Deutsch - Communications

**TREASURER**  
Linda Demmers

**SECRETARY**  
Bryant Edwards

October 4, 2017 – 7:00 PM

Founders Metropolitan Community Church  
4607 Prospect Ave, Los Angeles, CA 90027 (enter on Rodney)  
Los Angeles, CA 90027

**Juan Longfellow, Chair**  
pzhp@losfeliznc.org

CERTIFIED COUNCIL #35

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Los Angeles, CA 90027-0003

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[info@losfeliznc.org](mailto:info@losfeliznc.org)

1. Call to order. Roll call.
2. Public comments on non-agenda items.
3. **Discussion and possible action on** the following proposed projects/ council files:

**A. Council File 17-0447 - "Land Use Codes / Oil and Gas Development / Impact on Resident Health and Safety / Code Change Proposals"**

- i. Presentation by Leah Garland

**B. 4439-4441 W Sunset Blvd. (ZA-2017-2932-CUB)**

Applicant requests a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the renovation of an existing 2,646 sf restaurant already selling alcohol with one fixed bar and a 585 sf uncovered patio on private property having 166 interior seats and 30 exterior seats and hours of operation from 8 a.m. to 2 a.m.

**C. 1754 Berendo (DIR-2017-3555-SPP; ENV-2017-3556-EAF)**

Applicant requests a project permit compliance for the construction of a new 4 unit three-story single family residences townhomes, in the Vermont/Western SNAP specific plan area.

Demolition of existing single family residence.

**D. 4556, 4558 W Melbourne Ave., 1764 N Rodney Dr. (ZA 2017-3757-ZAA)**

Applicant requests a zoning administrator's adjustment to allow a 4'-0" rear yard setback in lieu of the required 7'-6' rear yard setback for a distance of 4'-11" at an expansion of the existing 2nd story bathroom.

**E. 2115 North Cedarhurst Dr. (ZZA 2017-3667-ZAA)**

For the purposes of adding a new 204sf addition, including Master Bath and two Master Closets at the second floor (with new windows, doors, plumbing fixtures, and lighting) applicant requests a zoning administrator's adjustment to reduce the side yard setback at the second floor addition from 7'-0" to 4'-6"; to eliminate the required minimum fight foot deep off set/ plane break for a length of 8'-2" (for a total linear distance of 53'-2 3/8"); approve construction that adds Residential Floor Area in excess of the maximum Residential floor area, currently 3118.98 sf, [the

total cumulative RFA of the proposed addition is 204sf; area of proposed addition in excess of max. RFA is 153.02sf; total area of residence is 3272sf], and reduce Encroachment Plane by 2'-5".

7. Other comments and reports
  - a. Citywide sign ordinance update (Spicer and Kerr).
8. **[MOTION]** to approve the minutes for the September 2017 meeting of the committee.
8. Adjourn.

**AGENDAS & PUBLIC COMMENT:** Meeting agendas are posted for public review at 1965 Hillhurst Avenue, the Los Feliz Public Library branch at 1874 Hillhurst Avenue (library reference desk) and online at <http://www.losfeliznc.org>. To be heard, public speakers are requested to fill out a Speaker Card on any agenda item prior to action being taken on it. Comments from the public on agenda items will be heard only at the time the respective item is considered. Comments from the public on matters not appearing on this Agenda within the Council's subject matter jurisdiction are heard during the non-agenda Public Comments, limited to 2 minutes per speaker, unless modified by the meeting's presiding officer.

**PUBLIC ACCESS OF RECORDS:** In compliance with Government Code Section 54957.5, non-exempt writings distributed to a majority or all of the Board in advance of a meeting may be reviewed on the council's website or during normal library business hours (library reference desk). All written materials distributed to council members within 72 hours of a meeting are available for public review. Copies will also be provided during council meetings. In addition, if you would like a copy of any record related to an Agenda item, please contact the council at [info@losfeliznc.org](mailto:info@losfeliznc.org) or call: (213) 973-9758.

**PROCESS FOR RECONSIDERATION:** The council may reconsider and amend its action on items listed here if that reconsideration takes place immediately following the original action, or at the next regular meeting. The Council, on either of these two days shall: 1) Make a Motion for reconsideration and, if approved, 2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: 1) A Motion for Reconsideration on the described matter and 2) a [Proposed] Action should the motion to reconsider be approved. A motion for reconsideration can only be made by a member who has previously voted on the prevailing side of the original action. If a motion for reconsideration is not made on the date the action was taken, then a member on the prevailing side of the action must submit a motion to the Chair or Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act governing public entities.

**THE AMERICAN WITH DISABILITIES ACT** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting [info@losfeliznc.org](mailto:info@losfeliznc.org) or call: (213) 973-9758.