

CITY OF LOS ANGELES  
CALIFORNIA

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City Clerk

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Executive Officer



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MAYOR

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
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Fax: (213) 978-1040

When making inquiries relative to  
this matter, please refer to the  
Council File No.

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

October 11, 2011

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 11-1556,  
at its meeting held October 4, 2011.

A handwritten signature in cursive script, reading 'June Lagmay', is written in black ink.

City Clerk  
vm

Mayor's Time Stamp  
OFFICE OF THE MAYOR  
RECEIVED  
2011 OCT -6 PM 3:34  
CITY OF LOS ANGELES

City Clerk's Time Stamp  
CITY CLERK'S OFFICE  
2011 OCT -6 PM 3:27  
CITY CLERK  
BY \_\_\_\_\_ DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 11-1556

COUNCIL DISTRICT 5

COUNCIL APPROVAL DATE OCTOBER 4, 2011

RE: A VARIANCE APPEAL FOR PROPERTY AT 1100-02 SOUTH STEARNS DRIVE

LAST DAY FOR MAYOR TO ACT OCT 17 2011  
(10 Day Charter requirement as per LAMC Section 12.24)

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DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

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APPROVED  
✓  
\_\_\_\_\_

\*DISAPPROVED  
\_\_\_\_\_

\*Transmit objections in writing  
pursuant to LAMC Section 12.24

DATE OF MAYOR APPROVAL OR DISAPPROVAL OCT 11 2011

\_\_\_\_\_  
MAYOR



RECEIVED  
CITY CLERK'S OFFICE  
2011 OCT 11 PM 3:18  
BY \_\_\_\_\_ DEPUTY  
CITY CLERK  
WV

24

VERBAL MOTION

I HEREBY MOVE that Council APPROVE the following recommendation (Item #26, Council file 11-1556) relative to a Variance appeal for property at 1100-02 South Stearns Drive, SUBJECT TO THE APPROVAL OF THE MAYOR:

ADOPT the Variance and the distributed Findings.

PRESENTED BY \_\_\_\_\_  
PAUL KORETZ  
Councilmember, 5th District

SECONDED BY \_\_\_\_\_  
HERB J. WESSON JR.  
Councilmember, 10th District

October 4, 2011

CF 11-1556

**ADOPTED**

OCT 04 2011  
\* See Attached  
LOS ANGELES CITY COUNCIL

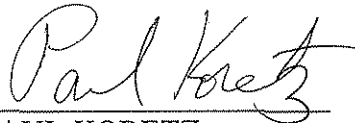
MAYOR WITH FILE

# ITEM No. 26 - A

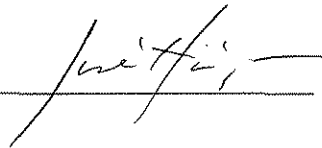
## MOTION

I MOVE that the matter of the Continued Consideration of Categorical Exemption and Planning and Land Use Management Committee Report relative to a Variance appeal for property at 1100-02 South Stearns Drive, Item No. 26 on today's Council Agenda, (CF 11-1556) BE AMENDED to adopt the attached *Proposed Findings and Conditions 1100 Stearns Drive Zone Variance and Zoning Administrator's Adjustment*.

PRESENTED BY:

  
PAUL KORETZ  
Councilman, 5<sup>th</sup> District

SECONDED BY:



ORIGINAL

October 4, 2011  
ak



**ADOPTED**

OCT 04 2011

**LOS ANGELES CITY COUNCIL**

26

TO THE COUNCIL OF THE  
CITY OF LOS ANGELES

FILE NO. 11-1556

Your **PLANNING AND LAND USE MANAGEMENT** Committee

reports as follows:

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a Variance appeal for property at 1100-1102 South Stearns Drive.

SUBMITS WITHOUT RECOMMENDATION the Categorical Exemption and appeal filed by Eric Hammerlund and Terrence Villines (Todd Elliott, Truman and Elliott, LLP, Representative) from the decision of the Zoning Administrator to deny: a Variance to allow the legalization and continued use of an approximately 790 square foot existing one-story detached third dwelling unit; a Variance to allow no additional parking space to be provided and to allow automobiles to back out of a garage where the parking area serves more than two dwelling units and where the driveway access is to a street other than a major or secondary highway; and an Adjustment to allow a rear yard varying in depth from 3 feet 6 inches to 5 feet 6 inches in lieu of the required 15 feet for property at 1100-1102 South Stearns Drive. (The Zoning Administrator approved an Adjustment to permit the continued use and maintenance of the existing walls and a gate.)

Applicant: Eric Hammerlund and Terrence Villines  
Representative: Todd Elliott, Truman and Elliott, LLP

ZA-2009-2026-ZV-ZAA-ZAD-1A

**(On September 13, 2011, Council adopted Motion [Koretz - Huizar] pursuant to Charter Section 245, asserting jurisdiction over the August 23, 2011 action [Letter of Determination dated August 30, 2011] of the Central Los Angeles Area Planning Commission.)**

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE – OCTOBER 4, 2011**

**(LAST DAY FOR COUNCIL ACTION – OCTOBER 4, 2011)**

Summary:

At the public hearing held on September 27, 2011, the Planning and Land Use Management (PLUM) Committee considered a Categorical Exemption and appeal filed by Eric Hammerlund and Terrence Villines (Todd Elliott, Truman and Elliott, LLP, Representative) from the decision of the Zoning Administrator to deny: a Variance to allow the legalization and continued use of an approximately 790 square foot existing one-story detached third dwelling unit; a Variance to allow no additional parking space to be provided and to allow automobiles to back out of a garage where the parking area serves more than two dwelling units and where the driveway access is to a street other than a major or secondary highway; and an Adjustment to allow a rear yard varying in depth from 3 feet 6 inches to 5 feet 6 inches in lieu of the required 15 feet for property at 1100-1102 South Stearns Drive. (The Zoning Administrator approved an Adjustment to permit the continued use and maintenance of the existing walls and a gate.)

During the discussion of this matter, Planning Department staff provided an overview of the case and the appeal. Testimony was heard from the Applicant's representative. Council District Five also provided testimony in support of overturning the decision of the Zoning Administrator and read into the record the revised findings of fact that would be needed if the Committee were to support this position. The Committee proposed sending the item to Council without recommendation. The Committee stated that there were inconsistencies in the testimony that lacked verification of the assertions made at the meeting. In addition, sending the item to Council without recommendation would allow additional time for both sides to prepare the information as needed. After an opportunity for public comment, the Committee submitted without recommendation the appeal of the decision of the Zoning Administrator denying Variances and an Adjustment for property at 1100-1102 South Stearns Drive.

This matter is now forwarded to the Council for its consideration.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
HUIZAR:	YES
KREKORIAN:	YES

ME  
CD 5  
11-1556\_rpt\_plum\_9-29-11

SEP 30 2011

CONTINUED TO ~~Oct. 4, 2011~~ 2011

OCT 04 2011 Received and Filed

- Not Official Until Council Acts -