

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
April 25, 2017

200 North Spring Street, City Hall
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 4:45 p.m. with Commissioners Oh, Chung-Kim and Brogdon in attendance. Commissioners Chemerinsky and DelGado were absent. Also in attendance were Patricia Diefenderfer, Senior City Planner representing the Director of Planning; Ernesto Valazquez representing the Office of the City Attorney; Etta Armstrong, Commission Executive Assistant I and Cecilia Lamas, Senior Administrative Clerk for the Commission.

ITEM NO. 1

DEPARTMENTAL REPORT

Patricia Diefenderfer, Senior City Planner had no report.

ITEM NO. 2

COMMISSION BUSINESS

- Advanced Calendar:
- There were no changes from the Commission.

Commission Request:

- Commissioner Oh announced that she would be resigning from the Commission she requested that elections of officers be agendaized for the next meeting.

Approval of the Minutes:

- There were no minutes for approval.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 4

ZA-2016-2478-ZV-CUB-CUX-1A

CEQA: ENV-2016-2442-CE

Plan Area: Central City

Council District: 14 - Huizar

Last Day to Act: 06-05-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1060 South Broadway; 1050-1072 South Broadway

IN ATTENDANCE:

Kevin Golden, City Planner representing the Planning Department; Elizabeth Peterson, applicant's representative.

MOTION:

Commissioner Brogdon put forth the actions below in conjunction with the approval of the following project:

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel with restaurants, lounges, event space, pool deck, and spa; live entertainment and public dancing within the basement restaurant, ground-floor lounge, second-floor event space, and rooftop restaurant will be provided.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Class 1, Category 22, Class 5, Category 34, Article III, Section 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Zoning Administrator's determination to approve a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1; a Conditional Use Permit to allow live entertainment and public dancing, pursuant to LAMC Section 12.24-W,18; and a Zone Variance to allow uncovered rooftop dining with live entertainment and dancing in C2-1-O Zone pursuant to LAMC Section 12.27;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The vote was seconded by Commissioner Chung-Kim, and the vote proceeded as follows:

Moved: Brogdon
Seconded: Chung-Kim
Ayes: Oh
Absent: Chemerinsky, DelGado

Vote: 3-0

MOTION PASSED

ITEM NO. 5

AA-2016-1474-PMLA-SL-1A

CEQA: ENV-2016-1475-CE

Plan Area: Hollywood

Council District: 4 - Ryu

Last Day to Act: 04-25-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 813 North McCadden Place

IN ATTENDANCE:

Kevin Golden, City Planner, representing the Department; Don Hunt, appellant; Jonathan Recker, applicant representative.

Commissioner Oh put forth the actions below in conjunction with the approval of the following project.

A Preliminary Parcel Map for a small lot subdivision to create four (4) residential lots for the construction of four (4) single-family dwellings.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15300, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Deputy Advisory Agency's determination to approve the Preliminary Parcel Map and deny a Zoning Administrator's Adjustment to increase building height;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The vote was seconded by Commissioner Brogdon, and the vote proceeded as follows:

Moved: Oh
Seconded: Brogdon
Ayes: Chung-Kim
Absent: Chemerinsky; DelGado

Vote: 3-0

MOTION PASSED

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- The Commission took a recess at 7:42 p.m. and reconvene at 7:58 p.m.
 - The Commission took Item No. 7 out of order.

ITEM NO. 7

DIR-2016-3612-DRB-SPP-1A

CEQA: ENV-2016-3613-CE

Plan Area: Wilshire

Council District: 4 - Ryu

Last Day to Act: 06-05-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 610-618 South Van Ness Avenue

IN ATTENDANCE:

Joe Luckey III, City Planning Associate representing the Department; Dean Walraff, appellant representative; Elisa Paster, Glasser Weil and Michael Winter, applicant representatives.

Commissioner Oh put forth the actions below in conjunction with the approval of the following project:

The construction of two four-story, 45-foot high, multi-family residential structures consisting of 12 dwelling units (six dwelling units per structure) containing approximately 28,482 square feet of floor area along with 24 on-site parking spaces. The Project will utilize a by-right density bonus option by reserving a minimum of 11 percent, one (1) unit, of the nine (9) total base dwelling units permitted for Very Low Income tenants / owners for a period of 55 years.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 21080, Article III, Section 1, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **sustain** the Planning Director's determination in approving the Project Permit Compliance Review and Design Review for the project;
3. **Adopt** the staff modification to the Exceptions Narrative for Class 32, Categorical Exemption;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

The vote was seconded by Commissioner Brogdon, and the vote proceeded as follows:

Moved: Oh
Seconded: Brogdon
Ayes: Chung-Kim
Absent: Chernerinsky; DelGado

Vote: 3-0

MOTION PASSED

ITEM NO. 6

AA-2015-832-PMLA-SL-1A

CEQA: ENV-2015-833-CE

Plan Area: Hollywood

Council District: 13 – O'Farrell

Last Day to Act: 04-25-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5456 West Barton Avenue

IN ATTENDANCE:

Jane Choi, Senior City Planner representing the Department; Doug Hanes, appellant; Kamran Kazemi, applicant.

MOTION:

Commissioner Brogdon put forth the actions below in conjunction with the approval of the following project:

A Preliminary Parcel Map for the subdivision of one parcel into four small lots, the demolition of the existing single-family dwelling on site and the construction of one single-family dwelling with two parking spaces on each lot.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Class 15, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies
2. **Deny** the appeal and **sustain** the determination of the Deputy Advisory Agency to approve Preliminary Parcel Map No. AA-2015-832-PMLA-SL-1A;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

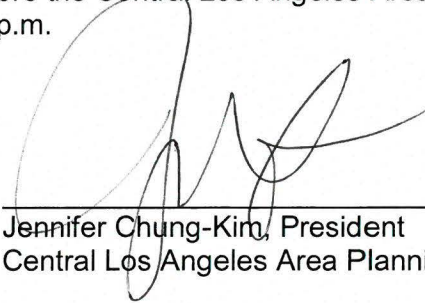
The vote was seconded by Commissioner Chung-Kim, and the vote proceeded as follows:

Moved: Brogdon
Seconded: Chung-Kim
Ayes: Oh
Absent: Chemerinsky; DelGado

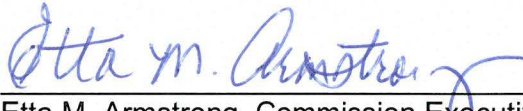
Vote: 3-0

MOTION PASSED

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 9:10 p.m.



Jennifer Chung-Kim, President
Central Los Angeles Area Planning Commission



Etta M. Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 08 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**