

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, FEBRUARY 26, 2018 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Jennifer Chung-Kim, President  
Oliver DelGado, Vice President  
Jennifer Barraza Mendoza, Commissioner  
Ilissa Gold, Commissioner  
Lys Mendez, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I  
(213) 978-1128  
apccentral@lacity.org

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

**Non-complying submissions.** Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. **Note:** Materials received after the mailing deadline will be placed in the official case file.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Agendas Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Central Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

***Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – February 13, 2018

2. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [APCC-2015-3032-SPE-SPPA-SPP-MSC](#)  
CEQA: ENV-2015-3033-EIR; SCH No. 2016031029  
Plan Area: Westlake

Council District: 1 – Cedillo  
Last Day to Act: 03-27-18

**PUBLIC HEARING** - Completed February 7, 2018

**PROJECT SITE:** 1101-1135 West 6<sup>th</sup> Street; 1324-1342 West 5<sup>th</sup> Street; 517-521 South Bixel Street

**PROPOSED PROJECT:**

A mixed-use development consisting of 369 residential units and 22,000 square feet of ground floor retail use. The project would consist of the construction of two buildings (North Building and South Building) that would be connected by a footbridge spanning above the adjacent alleyway. The North Building would include 142 apartment units within seven levels and would front on 5th Street. The South Building would include 22,000 square feet of ground-floor retail and 227 apartment units within six levels above the ground-floor retail and would front both 6th Street and Bixel Street. Both buildings include seven stories above grade and two levels of subterranean parking. In total, the project would contain approximately 348,430 square feet of floor area. As part of the project, the existing structures on-site, including a three-level parking structure, one five-story commercial office and medical office building, and one four-story commercial office and medical office building, will be demolished.

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2015-3033-EIR, SCH No. 2016031029, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and Section 17 A.2 of the Central City West Specific Plan (CCWSP), a Project Permit Compliance for a project in the Specific Plan Area;
5. Pursuant to LAMC Section 11.5.7F, Specific Plan Exceptions from CCWSP Section 6.F-2 to:
  - a. Allow a zero front yard setback in lieu of 15 feet for the North Building;
  - b. Allow a zero side yard setback for the east and west property lines in lieu of 10 feet for the North Building;
  - c. Allow a zero rear yard setback in lieu 19 feet (15 feet+ 1 foot above the 3<sup>rd</sup> floor) of the 7 story building setback for the North Building;
  - d. From CCWSP Section 6.F-6, allow a zero rear yard setback in lieu of 19 feet for the South Building (15 feet above the 3<sup>rd</sup> floor of the 7 story building); and
  - e. From CCWSP Appendix C.1.K, deviate from the street standards of Fifth Street to be consistent with Mobility 2035.
6. Pursuant to LAMC Section 11.5.7 E and CCWSP Section 6 I.3, a Project Permit Adjustment to average the permitted density and floor area for the South Building which would be occupied by a single integrated building combining access, parking, residential uses, and neighborhood serving retail straddling two zoning and land use designations (C4(CW)-U/4.5; Regional Center Commercial and C2(CW)-U/3; Community Commercial; and
7. Pursuant to LAMC Section 12.21.G a Director's Determination to allow for a 10 percent increase in the qualifying area of interior open space for a maximum of 35 percent, in lieu of the 25 percent of the total required usable open space required by 12.21 G.2(a)(4)(i).

**Applicant:** Albert Taban, Sapphire Equity, LLC  
Representative: Alex Irvine, Irvine and Associates

**Staff:** Sergio Ibarra, City Planner  
[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)  
(213) 978-1333

6. [DIR-2017-1001-DRB-SPP-1A](#)  
CEQA: ENV-2017-2449-CE  
Plan Area: Hollywood

Council District: 4 – Ryu  
Last Day to Act: 03-02-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3214 North Lugano Place

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new 36-foot tall single-family residence containing 2,710 square feet of residential floor area with a 465-square-foot attached two-car garage and three (3) uncovered parking spaces on a vacant, upslope, 6,832-square-foot lot.

**APPEAL:**

An appeal of the Planning Director's conditional approval of a Project Permit Compliance Review and Design Review pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code (LAMC) and Section 9.B.1 of the Hollywoodland Specific Plan and an appeal of the Categorical Exemption pursuant to CEQA Guidelines Section 3, Article II, Class 3, Category 1 and State CEQA Statutes and Guidelines, Article 19, Section 15332, Class 32, as the environmental clearance for the project.

**Applicant:** Stephanie Savage and Michael Swischuk

**Appellant:** Wrenn Chais  
Representative: Kristina Kropp, Luna & Glushon

**Staff:** Nuri Cho, City Planning Associate  
[nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
(213) 978-1177

7. [ZA-2016-2548-CUB-CUX-1A](#)  
CEQA: ENV-2016-2549-MND  
Plan Area: Hollywood

Council District: 5 – Koretz  
Last Day to Act: 02-26-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 520, 520 ½ and 522 North La Brea Avenue

**PROPOSED PROJECT:**

The sale and dispensing of a full line of alcoholic beverages for on-site consumption and public dancing in a proposed theater with live entertainment.

**APPEAL:**

Appeal of the Zoning Administrator's determination to approve a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed theater featuring live entertainment and a Conditional Use Permit to allow patron dancing in conjunction with a proposed theater, an appeal of the Mitigated Negative Declaration, No. ENV-2016-2549-MND ("Mitigated Negative Declaration"), and Mitigation Monitoring Program prepared for the project.

**Applicant:** Dorothy M. Braun Trust  
Representative: Kiyoshi Graves, Urban Planning Studios

**Appellants:** Rabbi Berish Goldenberg, Yeshivath Torath Emeth Academy  
Representative: George Mhlsten Esq., David Thompson, Latham & Watkins LLP

Steven Berger, La Brea Rehabilitation Center, LLC  
Shulamith Y. May, Bnos Devorah High School  
Rabbi Avrohom Union, Rabbinical Council of California  
Yaacov Isaacs, City View  
Lawrence Polon  
Jonas Landau, Congregation Kollel Yechie Yehuda  
Rabbi Avrohom Czapnik, Jewish Learning Exchange

**Staff:** Aleta James, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Tuesday, March 13, 2018** at

City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer as a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [apccentral@lacity.org](mailto:apccentral@lacity.org).