

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 27, 2018, AFTER 4:30 P.M.
200 NORTH SPRING STREET, ROOM 1070
LOS ANGELES, CA 90012**

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

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

Vacant, Commission Executive Assistant
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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.

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.

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. **In the case of a Commission meeting cancellation, all 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) 978-1134.

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, and are online at <http://planning.lacity.org>.

Agendas, Draft and Adopted Minutes are available online 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 272, 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 – November 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 **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. **[ZA-2018-0532-CUB-1A](#)**

CEQA: ENV-2018-0533-CE
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 11-27-18
Continued From: 10-09-18

PUBLIC HEARING – Completed October 9, 2018

PROJECT SITE: 643 South Olive Street

PROPOSED PROJECT:

The sale and dispensing of a full line of alcoholic beverages in conjunction with a new 6,352 square-foot restaurant with interior seating for up to 216 patrons (206 seats on the ground floor and a maximum of 10 seat on the mezzanine). Proposed hours of operation are from 10:00 a.m. to 2:00 a.m., daily.

APPEAL:

Appeal of the August 22, 2018, Zoning Administrator's determination which:

1. Determined based on the whole of administrative record, that the Project is exempt from CEQA pursuant to City CEQA Guidelines Article III, Section 1, Class 5, Category 23, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Los Angeles Municipal Code Section 12.24 W.1, the sale and dispensing of a full line of alcoholic beverages at a proposed restaurant.

Applicant: Mike Verdi, Olive Center
Representatives: Brett Engstrom, Engstrom Planning & Licensing;
Ariel Gutierrez, Cartomap Services

Appellant: Hal Bastian, Hal Bastian, Inc.

Staff: Fernando Tovar, Associate Zoning Administrator

6. [DIR-2016-4415-SPP-SPPA-1A](#)
CEQA: ENV-2016-4417-CE
Plan Area: Wilshire

Council District: 13 – O'Farrell
Last Day to Act: 12-17-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 214 South Westmoreland Avenue

PROPOSED PROJECT:

Demolition of a single-family dwelling; and the construction, use and maintenance of a three-story, multi-family residential development that is 38 feet, 6 inches in height and contains nine (9) units and approximately 10,919 square feet of floor area within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan ("SNAP").

APPEAL:

Appeals of the September 17, 2018, Planning Director's determination which:

1. Determined, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Statutes and Guidelines, Section 15332 (In-Fill Development Project), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and the Vermont/Western SNAP, a Project Permit Compliance Review for the proposed Project; and
3. Dismissed a Project Permit Adjustment to allow a less than 20-percent reduction in the minimum common open space dimension requirement to permit 16 feet, 0 3/8 inches in lieu of 20 feet otherwise required, inasmuch as the project has been redesigned to comply with the minimum 20-foot dimension requirement for common open space.

Applicant: Paul M. Gahng Jr.
Representative: David Kim

Appellants: James Pawlowicz; Yael Lipschutz and Joel Spitalnik

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

7. [ZA-2018-331-CUB-CUX-ZAA-1A](#)
CEQA: ENV-2018-332-CE
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 11-27-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 124 East Olympic Boulevard

PROPOSED PROJECT:

The change of use of an existing 6-story commercial building into a 7-story, 149-guest room hotel with restaurants, lounges and a coffee bar on the ground floor, terrace and pool deck on the rooftop. The existing mechanical rooms on the roof top will be converted to guest rooms, changing the building from six stories to seven.

APPEAL:

Appeal of the August 22, 2018, Zoning Administrator's determination to:

1. Determine on the whole of the administrative record, the project is exempt from CEQA, pursuant to State CEQA Guidelines Section 15332, and City CEQA Guidelines Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exception pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), 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 7-story hotel with two restaurants, a coffee lounge, a rooftop terrace and pool deck and within access-cabinets in each of the 149 guest rooms in the M2-2D Zone;
3. Approve, pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to allow patron dancing; and
4. Approve, pursuant to LAMC Section 12.24 X.1, a Zoning Administrator's Determination to permit the adaptive reuse of an existing commercial office building for the conversion, use, and maintenance of a hotel in the M2-2D Zone

Applicant: Phillip Lee, Mart South, LP
Representative: Elizabeth Optholt, Elizabeth Peterson Group

Appellant: Antonio Mendoza and Natalie Schuman, UNITE HERE Local 11

Staff: Henry Chu, Associate Zoning Administrator

8. [DIR-2018-2764-SPP-1A](#)
CEQA: ENV-2018-2765-CE
Plan Area: Hollywood

Council District: 4 - Ryu
Last Day to Act: 12-17-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 4511 West Russell Avenue

PROPOSED PROJECT:

Demolition of two single-family dwellings, and the construction, use and maintenance of a three-story, 4,816 square-foot, four-unit, residential building within Subarea A (Neighborhood Conservation) of the Vermont/Western Station Neighborhood Area Plan ("SNAP").

APPEAL:

Appeal of the September 18, 2018, Planning Director's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines Article III, Section 1, Class 3, Category 2 (Apartments, duplexes, and similar structures designed for no more than six dwelling units in an urbanized area), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Vermont/Western SNAP, a Project Permit Compliance Review for the Project.

Applicant: Gevork George Afifi
Representative: Mihran Keolyan

Appellants: David Bell and Victoria Vantoch;
Lucinda Faraido;
Alexandra Kondracke and Angela Robinson;
Turi Meyer;
Rene Navarette;
Standolyn Robertson;
Ian Shorr;
Jennifer Lazo, Brian Spence and Michelle Jackson;
Mayda Tchakmakjian

Staff: Jason Hernández, City Planning Associate
Jason.hernandez@lacity.org
(213) 978-1276

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, December 11, 2018** at

City Hall
200 North Spring Street, Room 1070
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.