

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission  
Meeting Minutes  
Tuesday, November 27, 2018

200 North Main Street, City Hall, 10<sup>th</sup> Floor Conference Room 1070  
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](http://planning.lacity.org).

The meeting was called to order at 4:39 p.m. with Commissioners Chung Kim, DelGado, Gold and Schultz present.

Commissioner Barraza was not in attendance.

Also present were, Christina Toy-Lee, Senior City Planner, representing the Director of Planning; Ernesto Velasquez, Deputy City Attorney; Rocky Wiles, City Planner and Rafael Vega, Senior Administrative Clerk.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Christina Toy Lee, Senior City Planner, had no report
- Advanced Calendar – Commissioner DelGado noted that he may not be present at the meeting of January 8, 2019.
- Commission Requests: There were no requests made by the Commission.
- Approval of the Minutes:  
Commissioner Delgado moved to approve the minutes of November 13, 2018. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: DelGado  
Second: Gold  
Ayes: Chung Kim  
Abstain: Schultz  
Absent: Barraza

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

Rachel Rose Luckey from the Rampart Village Neighborhood Council submitted a Community Impact Statement and spoke during Item No. 6.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

There were no members of the public who requested to address the Commission.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no items requested to be reconsidered.

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**ITEM NO. 5**

Commissioner Schultz stated that he had listened to the audio file for the item from the Commission meeting of October 9, 2018.

**[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 HELD**

**PROJECT SITE:** 643 South Olive Street

**IN ATTENDANCE:**

Fernando Tovar, Associate Zoning Administrator, representing the Department; Brett Egstrom, applicant's representative; Azeen Khanmalek, Planning Deputy, representing the Office of Councilmember Huizar.

**MOTION:**

Commissioner DelGado 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 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.

1. Determine 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;
2. Deny the appeal and sustain the Zoning Administrator's determination to approve, 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; and
  3. Adopt the Conditions of Approval and Findings of the Zoning Administrator.

The motion was seconded by Commissioner Schultz and the vote proceeded as follows:

Moved: DelGado  
Second: Schultz  
Ayes: Chung Kim, Gold  
Absent: Barraza

**Vote: 4 - 0**

**MOTION PASSED**

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President Chung Kim announced a brief recess at 5:11 p.m. to allow staff to set up the PowerPoint presentations from the appellants. The meeting was reconvened at 5:17 p.m. with Commissioners Chung Kim, DelGado, Gold and Schultz present.

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**ITEM NO. 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 HELD**

**PROJECT SITE:** 214 South Westmoreland Avenue

**IN ATTENDANCE:**

Nuri Cho, City Planning Associate, Tina Vacharkulksemsuk, City Planner and Christina Toy Lee, Senior City Planner, representing the Department; James Pawlowicz, appellant and his representative, Destenee McKenzie; Yael Lipschutz and Joel Spitalnik, appellants; Paul M. Gahng Jr., applicant; Andrew Kil, architect for the applicant; Rachel Rose Luckey, representing the Rampart Village Neighborhood Council.

**MOTION:**

Commissioner Chung Kim put forth the actions below in conjunction with the approval of the following 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").

1. Determine, 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. Grant the appeal in part and deny the appeal in part;
3. Sustain the Planning Director's determination to approve 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;
4. Dismiss 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;
5. Adopt the Conditions of Approval as modified, including the revised Exhibit A; and
6. Adopt the corrected Findings as recommended by staff.

The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Chung Kim  
Second: Gold  
Ayes: DelGado, Schultz  
Absent: Barraza

**Vote: 4 - 0**

**MOTION PASSED**

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President Chung Kim recess the meeting at 6:15 p.m. The meeting was reconvened at 6:26 p.m. with Commissioners Chung Kim, DelGado, Gold and Schultz present.

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**ITEM NO. 7**

**ZA-2018-331-CUB-CUX-ZAD-1A**

CEQA: ENV-2018-332-CE

Plan Area: Central City

Council District: 14 - Huizar

Last Day to Act: 11-27-18

**PUBLIC HEARING HELD**

**PROJECT SITE:** 124 East Olympic Boulevard

**IN ATTENDANCE:**

Henry Chu, Associate Zoning Administrator, representing the Department; Natalie Schuman, UNITE HERE Local 11, appellant; Elizabeth Peterson, Elizabeth Peterson Group, applicant's representative.

**MOTION:**

Commissioner Schultz put forth the actions below in conjunction with the approval of the following

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.

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. Deny the appeal and sustain the Zoning Administrator's determination to approve the following:
  - a. 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;
  - b. Pursuant to LAMC Section 12.24 W.18, a Conditional Use Permit to allow patron dancing; and
  - c. 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.
3. Adopt the Conditions of Approval including the corrections by staff;
4. Adopted Findings by the Zoning Administrator.

The motion was seconded by Commissioner DelGado and the vote proceeded as follows:

Moved: Schultz  
Second: DelGado  
Ayes: Gold, Chung Kim  
Absent: Barraza

**Vote: 4 - 0**

**MOTION PASSED**

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**ITEM NO. 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 HELD**

**PROJECT SITE:** 4511 West Russell Avenue

**IN ATTENDANCE:**

Jason Hernández, City Planning Associate, Tina Vacharkulksemsuk, City Planner and Christina Toy Lee, Senior City Planner, representing the Department; David Bell, Kyle Hrabe for Lucinda Faraido (not present), Alexandra Kondracke, Angela Robinson, Ian Shorr, Leslie Sloan for Rene Navarette (not present), Peter Robinson for Jennifer Lazo (not present), Joel Rochlin for Standolyn Robertson (not present), Turi Meyer, appellants; Dana Sayles, Daniel Freeman, Jeffer Mangels Butler & Mitchell and Carrie Chasteen, Saphos Environemtnal, Architectural Historian, applicant's representatives; Gohar Afifi, applicant.

Commissioner left the meeting at 8:38 p.m. after the public testimony period was closed.

**MOTION:**

Commissioner Schultz put forth the actions below in conjunction with the approval of the following 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").

1. Determine, 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. Deny the appeal and sustain the Planning Director's determination to approve 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; and
3. Adopt the Conditions of Approval and Findings by the Planning Director.

The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Schultz  
Second: Gold  
Ayes: Chung Kim  
Absent: Barraza, DelGado

**Vote: 3 - 0**

**MOTION PASSED**

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There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 8:54 p.m.



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Jennifer Chung Kim, President  
Central Los Angeles Area Planning Commission



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Rocky Wiles, Commission Office Manager  
Central Los Angeles Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**DEC 11 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**