

OFFICIAL MINUTES
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission
Regular Meeting
Tuesday, January 12, 2016
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 DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT **www.planning.lacity.org**.

The meeting was called to order by Commissioner Chemerinsky at 4:43p.m.
Commissioners present: Jennifer Chung Kim, Daphne Brogdon, and Bricia Lopez
Commissioners absent: Christina Oh

1. DEPARTMENTAL REPORT

Senior Planner, Patricia Diefenderfer, returned with additional updates on the Baseline Mansionization Ordinance and on the Baseline Hillside Ordinance. She also added that the Re-Code L.A. project will bring new changes to single family zone codes.

2. COMMISSION BUSINESS

A. Advanced Calendar

No changes to the advance calendar.

B. Commission Requests

Commissioner Chemerinsky announced she and Commissioner Oh will not be available for the February 9, 2016, regular commission meeting.

C. Approval of the Minutes –

The **December 8, 2015**, minutes were approved by consent.
Motion: To approve the **December 22, 2015**, minutes:

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

Vote: 4 - 0

3. DIR-2015-2615-SPP-1A
CEQA: ENV-2015-2616-CE
Community Plan: Hollywood

Council District No.: 13 – O'Farrell
Expiration Date: January 18, 2016
**Appeal Status: Not Further Appealable
under LAMC**

PUBLIC HEARING

LOCATION: 4975 West Sunset Boulevard

Proposed Project:

Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan.

Requested Action:

Appeal of the Director of Planning's conditional approval of a Project Permit Compliance pursuant to Section 11.5.7C of the Los Angeles Municipal Code (LAMC).

APPLICANT: 4975 Sunset LLC
Representative: Terry Winders, Southern California Land Use

APPELLANT: David Bell

Recommended Action:

1. **Deny** the Appeal.
2. **Modify in part** the Determination of the Director of Planning in approving a Project Permit Compliance to revise Condition of Approval No. 5 relating to future changes to the building exterior.
3. **Sustain the** Determination of the Director of Planning in approving a Project Permit Compliance to permit the change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building.
4. **Adopt** the Staff Findings.
5. **Find** the Categorical Exemption (Case No. **ENV-2015-2616-CE**) as adequate environmental clearance.

Staff: Mindy Nguyen (213) 978-1241

DISCUSSION:

Planning Staff, Mindy Nguyen, presented her report reflecting the change of use site for this project. The commission called for the appellant to speak; however, the appellant's representative spoke pointing out the history of the project site. The applicant was called next to speak. The commission asked several questions. A few members of the public spoke for the appeal. The President of Neighborhood Council was given the opportunity to speak regarding the site change. Rebuttal time was given to both appellant and applicant. The commission closed public comment and deliberated. The commission prepared the motion.

MOTION:

1. **Deny** the Appeal.
2. **Grant in part** the Determination of the Director of Planning in approving a Project Permit Compliance to modify Condition of Approval No. 5 relating to future changes to the building exterior.
3. **Sustain the** Determination of the Director of Planning in approving a Project Permit Compliance to permit the change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building.
4. **Adopt** the Staff Findings.
5. **Find** the Categorical Exemption (Case No. **ENV-2015-2616-CE**) as adequate environmental clearance.

Moved: Brogdon

Seconded: Lopez

Ayes: Chung-Kim, and Chemerinsky

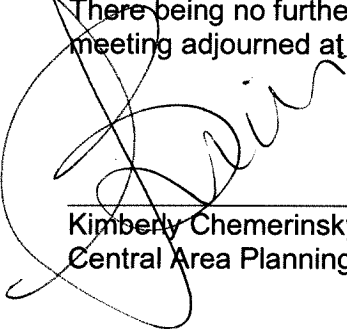
Absent: Oh

Vote: 4 - 0

4. **PUBLIC COMMENT PERIOD**

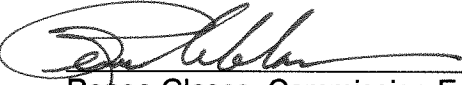
There was one speaker for the public comment period.

There being no further business to come before the Central Area Planning Commission, the meeting adjourned at 5:42p.m.



for.

Kimberly Chemerinsky, President
Central Area Planning Commission



Renee Glasco, Commission Executive Assistant I
South Los Angeles Area Planning Commission

APPROVED

CITY OF LOS ANGELES

JAN 26 2016

CITY PLANNING DEPARTMENT
COMMISSION OFFICE