

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
SPECIAL MEETING AGENDA
WEDNESDAY, NOVEMBER 2, 2016 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President
Daphne Brogdon, Vice President
Jennifer Chung-Kim, Commissioner
Oliver DelGado, Commissioner
Christina Oh, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Renee Glasco, Commission Executive Assistant I
(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.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. 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 APC, 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. **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) 978-1300.

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 No. Main Street, Los Angeles, California, and are accessible through the Internet at <http://planning.lacity.org>. Click the **Meetings and Hearings link**. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

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

1. **DEPARTMENTAL REPORT**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes –

3. **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.

4. **[ZA-2015-2821-ZAD-1A](#)**

CEQA: ENV-2015-2822-CE
Plan Area: Hollywood

Council District No.: 4 - Ryu
Last Day to Act: November 14, 2016

PUBLIC HEARING REQUIRED

PROJECT SITE: 2123 North Groveland Drive

APPEAL:

An appeal of the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code Section 12.24-X 28, to permit the construction, use and maintenance of a new single-family dwelling fronting on a Substandard Hillside Limited Street which does not have a 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area as required by Section 12.21-C,10(i)(3), and appeal of the determination that the project is Categorically Exempt ENV-2015-2822-CE, from environmental review pursuant to Article III, Section I, and Class 3, Category 1 of the City of Los Angeles CEQA Guidelines.

Applicant: Scott Williams

Representative: Scott Uhles, Delane Engineering

Appellant: Michael Swischuk (& Community–Thomas Van Wyngarden, Lenny Wee, Partick Martin) and Neighbors

Representative: Jaime T. Hall, Channel Law Group, LLP

Staff: Lourdes Green, Associate Zoning Administrator
(213) 978-1313
lourdes.green@lacity.org

5. [ZA-2016-932-CUB-1A](#)
CEQA: ENV-2016-933-CE
Plan Area: Central

Council District No.: 4 - Ryu
Last Day to Act: November 1, 2016

PUBLIC HEARING REQUIRED

LOCATION: 4001 West 6th Street

APPEAL:

An Appeal of the Zoning Administrator's determination, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1, 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 restaurant, in the C2-1/R4-2 Zone, and pursuant to LAMC Section 12.24-W, 27, to approve a Conditional Use Permit to allow the hours of operation 11:00 a.m. to 2:00 a.m., daily, in lieu of 7:00 a.m. to 11:00 p.m. as restricted by Commercial Corner Regulations. Appeal of the determination that the project is Categorically Exempt, ENV-2016-933-CE, from environmental review, pursuant to Article III, and Section I, Class 5, Category 34, of the City of Los Angeles CEQA Guidelines.

Applicant: Yoon Hee (Charles) Yeh, Aceplus, Inc
Representative: Hana Oh, The Code Solution

Appellant #1: Yoon Hee (Charles) Yeh, Aceplus, Inc
Representative: Hana Oh, The Code Solution

Appellant #2: Peter Park, Christian Total Ethos of California

Staff: aleta James, Associate Zoning Administrator
(213) 202-5402
aleta.james@lacity.org

6. [VTT-72513-SL-1A](#)
CEQA: ENV-2014-726-MND
Plan Area: Central City

Council District No.: 5 – Koretz
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SIT: 7158 West Willoughby Avenue

****The Los Angeles Superior Court issued a writ of mandate commanding the Central Los Angeles Area Planning Commission to hear and determine the appellants' appeal of the Advisory Agency's determination on the project.***

APPEAL:

An Appeal, in part, of the determination of the Advisory Agency's approval of Vesting Tentative Tract Map No. VTT-72513-SL to permit a maximum of five (5) small lots and the construction, use, and maintenance of five (5) small lot homes.

Applicant: Detroit Ventures, LLC

Appellant: Lucile Saunders, La Brea-Willoughby Coalition

Staff: Heather Bleemers, City Planner
(213) 978-0092
heather.bleemers@lacity.org

7. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

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

The next regular meeting of the Central Area Planning Commission
will be held at **4:30 p.m. on Tuesday, December 13, 2016** at

City Hall
200 North Spring Street, 10th 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.