

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
May 23, 2017

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 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.

The meeting was called to order at 4:35 p.m. with Commissioners Brogdon, Chung-Kim and DelGado in attendance. Commissioner Chemerinsky was absent. Also in attendance were Blake Lamb; Senior City Planner representing the Director of Planning; Ernesto Valazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant and Cecilia Lamas, Senior Administrative Clerk, Commission Office Staff

Vice President Brogdon chaired the meeting.

ITEM NO. 1

DEPARTMENTAL REPORT

Blake Lamb, Senior City Planner informed the Commission there was no report.

ITEM NO. 2

COMMISSION BUSINESS

Elections of Officers was tabled.

Commissioner Chung-Kim noted that she will be absent for the June 13, 2017 and June 27, 2017 meetings.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

The Commission Chair recessed the meeting at 5:12 p.m. and reconvened at 5:16 p.m. with Commissioners Chung Kim and Delgado in attendance.

ITEM NO. 4

DIR-2016-3969-BSA-1

Plan Area: Hollywood
CEQA: N/A

Council District: 13 – O’Farrell

Last Day to Act: 06-13-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1523-1541 North Wilcox Avenue

IN ATTENDANCE:

Lourdes Green, Associate Zoning Administrator representing the Department; Daniel Wright, The Silverstein Law Firm, appellant; Matthew Hinks, Wilcox Hotel, applicant.

MOTION:

Commissioner Chung-Kim put forth the actions below:

1. **Deny** the appeal and **sustain** the Planning Director's dismissal of an appeal from the determination of the Department of Building and Safety that it did not err or abuse its discretion in not suspending action on pending HVAC Permit Application No. 16044-10000-05224 (HVAC System for Hotel), pending Plumbing Permit Application No. 16042-10000-10005 (Plumbing System for Hotel) and pending Permit Application No. 16020-10000-00232 (Shoring);
2. **Deny** the appeal and **sustain** the Planning Director's determination to deny an appeal from the determination of the Department of Building and Safety that it did not err or abuse its discretion in issuing Demolition Permit No. 15019-10000-03726 and Plumbing Permit No. 16042-10000-06476 (Sewer Cap for Demolition Permit) and in not suspending action on pending Building Permit Application No. 16010-10000-01151 (Hotel Construction) in conjunction with the demolition of a one-story structure and the construction of a new, 10-story hotel; and
3. **Adopt** the report and findings.

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

Moved: Chung-Kim
Seconded: Brogdon
Ayes: DelGado
Absent: Chemerinsky

Vote: 3-0

MOTION PASSED

The Commission Chair recessed the meeting at 5:59 p.m. and reconvened at 6:14 p.m. with Commissioners Chung Kim and Delgado present.

ITEM NO. 5

VTT-74328-CC-1A

CEQA: ENV-2016-2050-CE
Plan Site: Wilshire

Council District: 5 - Koretz

Last Day to Act: 05-23-17

PUBLIC HEARING HELD

PROJECT SITE: 118-126 North Flores Street

PROPOSED PROJECT:

IN ATTENDANCE:

Kevin Golden, City Planner; John Henning, appellant; Elisa Paster, Glaser Weil, appellant representative; Guy Penini, Building Flores, applicant.

MOTION:

Commissioner Chung-Kim put forth the actions below in conjunction with the approval of the following project:

A Vesting Tentative Tract Map for the condominium conversion of two (2) apartment buildings with nine (9) units into an 8-unit condominium building.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Class 1, Category 10, 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 decision of the Deputy Advisory Agency to approve the Vesting Tentative Tract;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings including the revised Findings of Fact (CEQA).

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

Moved: Chung-Kim
Seconded: DelGado
Ayes: Brogdon
Absent: Chemerinsky

Vote: 3-0

MOTION PASSED

ITEM NO. 6

PUBLIC COMMENT

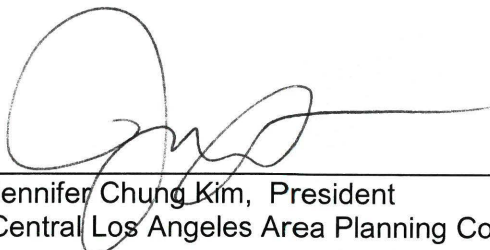
Several speakers addressed the Commission.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 8:05 p.m.

ADOPTED
CITY OF LOS ANGELES

SEP 12 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**



Jennifer Chung Kim, President
Central Los Angeles Area Planning Commission



Etta M. Armstrong, Commission Executive Assistant I
Central Los Angeles Area Planning Commission