

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
*** REVISED REGULAR MEETING AGENDA**
TUESDAY, DECEMBER 12, 2017, AFTER 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012

Jennifer Chung Kim, President
Oliver DelGado, Vice President
Jennifer Barraza, Commissioner
Kimberly Chemerinsky, Commissioner
Lys Mendez, Commissioner

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

Etta Armstrong, Commission Executive Assistant I
213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEM

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.

Non-complying submissions. 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.

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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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. Agendas Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Valley", under the specific meeting date. The Draft Minutes under Item 2C 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 532, 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**

Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – November 28, 2017

D. *Revision to the Submittal Guidelines adopted in the Central Area Planning Commission Rules and Operating Procedures.

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. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **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.

5. **RECONSIDERATIONS**

5a. **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.

5b. **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.

6. [AA-2016-3648-PMLA-CC-1A](#)

CEQA: ENV-2016-3649-CE

Plan Area: Wilshire

Council District: 5 – Koretz

Last Day to Act: 11-14-17

Continued from: 10-10-17,
11-14-17

PUBLIC HEARING - Held October 10, 2017

PROJECT SITE: 121 North Sycamore Avenue

PROPOSED PROJECT:

A Preliminary Parcel Map for a 4-unit condominium conversion.

APPEAL:

Appeal of the entire decision by the Deputy Advisory Agency to approve a Preliminary Parcel Map on for a 4-unit condominium conversion and an appeal of the Categorical Exemption, pursuant to Section 1, Class 1, Category 10, Class 31 and Class 32 of the State CEQA Guidelines, as the environmental clearance for the project.

Applicant: Moshe and Chaya Silber
Representative: Joseph Pazcoguín; Nichole Kuklok-Waldman

Appellants: Sylvie Shain; Francisco Vargas; Stormy Sacks and Christopher Cloutier; Gideon Lockspeiser and Lisa Amsterdam (4 appeals)

Staff: Ruben Vasquez, Planning Assistant
ruben.c.vasquez@lacity.org
(213) 978-1741

Kevin Golden, Deputy Advisory Agency

7. [ZA-2016-0950-CU-CUB-SPR-1A](#)

CEQA: ENV-2016-0951-MND

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 12-12-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 7445 West Sunset Boulevard
(7447, 7449 West Sunset Boulevard and 1502, 1504 North Gardner Street)

PROPOSED PROJECT:

The construction, use and maintenance of a 36,693 square-foot multi-tenant commercial building, consisting of a grocery store, and other commercial spaces.

APPEAL:

Appeal of the entire decision by the Zoning Administrator to approve the following:

- a. Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a new grocery store pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W,1;
- b. Conditional Use Permit to allow deviations from the Commercial Corner/Mini Shopping Center Development Standards per LAMC Section 12.24-W, 27, to expand delivery hours allow less than 50 percent transparent windows along street frontages and allow tandem parking;

- c. Site Plan Review for a development project that results in a net increase of 1,000 or more average daily trips pursuant to LAMC Section 16.05; and
- d. an appeal of the Mitigated Negative Declaration (ENV-2016-0951-MND) Mitigation Measures and Mitigation Monitoring Program prepared for this project.

Applicant: Sunset and Gardner Investors, Cadence Capital Investments, LLC
Representative: Greg Fick, Tait and Associates

Appellant: Cheryl Holland, Sunset Square Neighborhood Organization
Representative: Amy Minter, Chatten-Brown and Carstens LLP

Staff: JoJo Pewsawang, City Planning Associate
jojo.pewsawang@lacity.org
213-978-1214

Fernando Tovar, Associate Zoning Administrator

8. [VTT-74942-SL-1A](#)
CEQA: ENV-2017-1402-CE
Plan Area: Hollywood

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 6517-6533 West Lexington Avenue

PROPOSED PROJECT:

Demolition of a duplex and two single-family homes and the construction, use, and maintenance of 18 small lot homes on a 26,700 square-foot site in the RD1.5-1XL Zone.

APPEAL:

An appeal of the entire decision by the Deputy Advisory Agency to approve a Vesting Tentative Tract Map for the subdivision of four parcels into 18 small lots, in conjunction with the construction, use, and maintenance of 18 small lot homes on a 26,700 square-foot site in the RD1.5-1XL Zone and a Zoning Administrator's Adjustment to permit a maximum building height of 33' (feet) -6" (inches) in lieu of the maximum height of 30 feet in the RD1.5-1XL Zone and to permit a lot area of 1,200 square feet per unit in lieu of 1,500 square feet in the RD1.5-1XL Zone. An appeal of the Categorical Exemption pursuant to Section 21084 of the California Public Resources Code and California Environmental Quality Act (CEQA) Guidelines, Article III, Section 1, Class 32, as the environmental clearance for the project.

Applicant: Jeff Thomas, 6533 Lex LLC
Representative: Sami Kohanim, Land Use Developers Corporation

Appellant: Save Old Hollywood
Representative: Jamie T. Hall, Channel Law Group, LLP

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

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 Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, January 9, 2017**

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.