

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 13, 2018 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 Mendoza, Commissioner
Lys Mendez, Commissioner
Vacant, 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) 978-1300

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 N. Main Street, Los Angeles, California. Agendas Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Central Los Angeles", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 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 AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – January 9, 2018 and January 23, 2018

2. **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.

3. **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.

4. **RECONSIDERATIONS**

- a. **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.
- b. **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.

5. [ZA-2016-3114-CUB-1A](#) Council District: 10 – Wesson
CEQA: ENV-2016-3115-CE Last Day to Act: 02-13-18
Continued from: 11-28-17

PUBLIC HEARING HELD – November 28, 2017

PROJECT SITE: 600 South Harvard Boulevard, 2nd Floor

PROPOSED PROJECT:

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 8,000 square-foot restaurant with karaoke and 150 indoor seats in the C2-2 Zone.

APPEAL:

An appeal of the Zoning Administrator's determination to deny a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant with karaoke in the C2-2 Zone and appeal of the Categorical Exemption pursuant to Article III, Section I Class 5 Category 34 of the CEQA Guidelines, as the environmental clearance for the project.

Applicant: Chong Pil Lee
Representative: Myung Soo Seok, Sage Strategies LLC

Appellant: Chong Pil Lee
Representative: Bruce Evans, SSJ Law

Staff: Aleta James, Associate Zoning Administrator

6. [ZA-2015-3926-CU-CUB-SPPA-SPP-1A](#) Council District: 1 – Cedillo
CEQA: ENV-2015-3927-MND Last Day to Act: 02-13-18
Plan Site: Westlake Continued from: 01-23-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 675-685 South Bixel Street; 1111 West 7th Street;
1112-1142 West Ingraham Street

PROPOSED PROJECT:

Demolition of an existing surface parking lot and construction of a unified, mixed-use development comprising of a 36-story, 402,939 square-foot mixed-use building containing 422 residential dwelling units and approximately 5,597 square feet of ground floor commercial retail uses in "Site A" and a 7-story, 71,571 square-foot hotel with 126 guest rooms and ground floor retail uses in "Site B".

APPEAL:

Appeal of the Zoning Administrator's determination to approve the following:

1. Pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and the Central City West Specific Plan (CCWSP) a Project Permit Compliance for the project;
2. Pursuant to LAMC Section 11.5.7 E a Project Permit Adjustment from Sections 4 and 6.G.4 of the CCWSP to permit the ground floor levels to range from 3-foot 11-inch above curb level and 4-foot 1-inch below curb level, and a 44 foot Ground Floor depth for a portion of the hotel building in Site B;
3. Pursuant to LAMC Section 12.24 W.19(a), a Conditional Use Permit to allow an averaging of floor area ratio for a maximum of 474,510 square-foot across the entire unified development site over Site A and Site B;

4. Pursuant to LAMC Section 12.24 W.19(b), a Conditional Use Permit to allow a transfer of residential density for a maximum for 422 residential dwelling units and 126 hotel guestrooms across the entire unified development site over Site A and Site B;
5. Pursuant to LAMC Section 12.24 W.24 a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption within a 71,571 square-foot hotel.

Appeal of the Zoning Administrator's determination to dismiss the following:

1. A Project Permit Adjustment from Appendix C, Section 1.C of the CCWSP to permit a three (3) foot open space setback along South Bixel Street in lieu of the five (5) feet otherwise required based on the adoption of the Mobility Element in the City's General Plan by the City Council on August 11, 2015;
2. A Project Permit Adjustment from Appendix C, Section 1.G of the CCWSP to permit a three (3) foot highway dedication and street improvement along West 7th Street in lieu of the five (5) feet otherwise required based on the adoption of the Mobility Element in the City's General Plan by the City Council on August 11, 2015; and
3. Dismiss a Condition use to allow a 71,571 square-foot hotel and its ancillary ground commercial uses located in the C4(CW)-U/6 zone and Regional Center Commercial Land use within 500 feet of an R zone based on the authority of an Inter-Departmental Correspondence issued by both the Department of City Planning and the Department of Building and Safety, dated February 27, 2014;

An Appeal of the Zoning Administrator's adoption of Mitigated Negative Declaration, mitigation measures and Mitigation Monitoring Program prepared for the project.

Applicant: John Young, Career Loft, LLC
Representative: Alex Irvine, Irvine and Associates

Appellants: Tom Canas, and Marie Givertz, 1100 Wilshire Property Owners Association
Representative, Douglas P. Carstens, Chatten-Brown & Carstens LLP;

Rachel Torres, UNITE HERE Local 11;

John Mackey, Little Wood Landing, LLC,
Representative: Gideon Kracov, Law Office of Gideon Kracov

Staff: Kevin Golden, City Planner
kevin.golden@lacity.org
(213) 978-4656

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Monday, February 26, 2018** 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.