

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, June 25, 2019
200 North Main Street, City Hall, 10th Floor
Conference Room 1060
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CENTRAL LOS ANGELES, AGENDAS, LOCATE THE COMMISSION MEETING DATE AND SELECT THE AUDIO**" BUTTON.

The meeting was called to order at 4:44 p.m. with Commission President Jennifer Chung-Kim, Vice-President Oliver DelGado, Ilissa Gold, Jennifer Barraza Mendoza and Nicholas Schultz present.

Also present were Christina Toy-Lee, Senior City Planner, representing the Director of Planning; Oscar Medellin, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Bianca Gonzalez, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Director's Report:** Christina Toy-Lee, Senior City Planner, had no report.
- **Advanced Calendar:** Commissioner Gold and Chung-Kim stated they would be absent from the August 13, 2019 meeting. Commissioner DelGado stated he would be absent from the July 9, 2019 meeting.
- **Commission Requests:** There were no requests made by the Commission.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by any representative of a Neighborhood Council.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No members from the public requested to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no items requested to be reconsidered.

President Chung-Kim took a break at 5:55 p.m. and resumed at 6:01 p.m.

President Chung-Kim took Item No. 6 out of order.

ITEM NO. 6

APCC-2018-7474-SPE-SPP

CEQA: ENV-2018-7475-CE

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 06-30-19

Continued From: 05-28-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1864-1870 North Vermont Avenue; 4640 West Franklin Avenue

IN ATTENDANCE:

Jason Hernandez, City Planning Associate; Dana Sayles, Applicant representative and Emma Howard, representing the Office of Councilmember Ryu.

MOTION:

Commissioner Shultz put forth the actions below in conjunction with the approval of the following project:

Change of use of the first-floor commercial space of an existing two-story multi-tenant building from retail/office to a 2,448 square-foot pet store with on-site grooming and shampoo area. The proposed scope of work will include tenant improvement within the first and second floors of the existing building. No expansion to the existing space is proposed within the currently existing building in the C4-1D Zone within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP).

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from CEQA Guidelines, Section 15301 (Existing Facilities), an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve**, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, a Specific Plan Exception from Section 8.A of the Vermont/Western SNAP to allow a pet grooming use in lieu of what is otherwise permitted within the C1.5 Zone;
3. **Approve**, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance to allow a change of use of the first-floor commercial space of an existing two-story multi-tenant building from retail/office to a 2,448 square foot pet store with on-site grooming and shampoo area;
4. **Adopt** the modified Conditions of Approval; and
5. **Adopt** the amended Findings.

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

Moved: Shultz
Second: Barraza
Ayes: Chung-Kim, DelGado, Gold

Vote: 5 – 0

MOTION PASSED

ITEM NO. 5

ZA-2016-3951-ZAA-ZAD-1A

CEQA: ENV-2015-2652-CE
Plan Area: Hollywood

Council District: 4 - Ryu
Last Day to Act: 06-25-19
Continued From: 06-11-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 6041 West Rodgerton Drive

IN ATTENDANCE:

Christina Toy-Lee, Senior City Planner representing the Department; Iris Wan, City Planner and Gavin McKierman and Craig Fry, Craig Fry and Associates LLC, Appellant representatives.

MOTION:

Commissioner Shultz put forth the actions below in conjunction with the approval of the following project:

Construction, use, and maintenance of a new 40-foot 10-inch high, 2,239 square-foot, single-family dwelling and a 45-foot high, 610 square-foot detached accessory structure, on a property fronting on a Substandard Hillside Limited Street.

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 3, Category 1 (Single-Family Residence) and State CEQA Statutes and Guidelines, Article 19, Section 15332, Category 32 (Infill Development), and that 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;
3. **Sustain** the Zoning Administrator's determination dated December 27, 2018 to deny:
 - a. Pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's determination to permit the construction, use and maintenance of a single-family residence on a lot fronting a Substandard Hillside Limited Street (Rodgerton Drive) with a roadway width that is less than the 20 feet as otherwise required by LAMC Section 12.21 C.10(i)(2);
 - b. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator's Adjustment to permit the construction, use and maintenance of the second and third stories of a new detached accessory structure (for utility, storage and elevator tower purposes) to be located within the front half of the property as otherwise prohibited by LAMC Section 12.21 C.5(b); and
 - c. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator's Adjustment to permit the construction, use and maintenance of the second and third stories of a new detached accessory structure (for utility, storage and elevator tower purposes) to have a zero-foot side yard setback, in lieu of the 8-foot side yard setback as otherwise required by LAMC Section 12.21 C.5(f).
4. **Sustain** the Zoning Administrator's determination dated December 27, 2018 to approve:

- d. Pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's determination to permit the construction, use and maintenance of a new single-family residence on a lot which does not have vehicular access from a 20-foot wide continuously paved roadway from the driveway apron to the boundary of the hillside area as otherwise required by Section 12.21 C.10(i)(3);
 - e. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator's Adjustment to permit the construction, use and maintenance of a new one-story detached accessory structure (for garage purposes) to be located within the front half of the property as otherwise prohibited by LAMC Section 12.21 C.5(b); and
 - f. Pursuant to Section 12.28 of the LAMC, a Zoning Administrator's Adjustment to permit the construction, use and maintenance of a new one-story detached accessory structure (for garage purposes) to have a zero-foot side yard setback, in lieu of the 8-foot side yard setback as otherwise required by LAMC Section 12.21 C.5(l); and
5. **Adopt** the Conditions of Approval and Findings by the Zoning Administrator.

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

Moved: Shultz
Second: Chung-Kim
Ayes: Barraza, DelGado, Gold

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

VTT-82230-CN-1A
CEQA: ENV-2018-4838-CE
Plan Area: Wilshire

Council District: 1 – Cedillo
Last Day to Act: 06-25-19
Continued From: 06-11-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 2841-2853 ½ West Leeward Avenue

IN ATTENDANCE:

Iris Wan, City Planner; Jim Ries, Craig Lawson and Company LLC, Applicant/Appellant representative.

MOTION:

Commissioner Gold put forth the actions below in conjunction with the approval of the following project:

Merger of two existing lots into one lot for a six-story (63 feet) condominium building containing 46 residential dwelling units on a 18,596 square foot lot. The Project will provide 83 residential and 8 guest parking spaces, for a total of 91 vehicular parking spaces located at-grade and within two subterranean levels. The Project will provide 51 bicycle parking spaces. The Applicant is requesting to deviate from the Advisory Agency Residential Parking Policy. Two existing street trees along Leeward Avenue is proposed to be removed.

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Statute and Guidelines, Section 15332 (In-Fill Development Project), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. **Grant** the appeal and **overturn** the Deputy Advisory Agency's determination dated March 29, 2019 to approve a Vesting Tentative Tract Map for 46 condominium units;
3. **Adopt** the modified Conditions of Approval; and
4. **Adopt** the amended Findings.

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

Moved: Gold
Seconded: Shultz
Ayes: Barraza, Chung-Kim
Nays: DelGado

Vote: 4 – 1

MOTION PASSED

President Chung-Kim took a recess at 7:33 p.m. and reconvened at 7:36 p.m.

ITEM NO. 8

DIR-2018-6974-DRB-SPP-1A

CEQA: ENV-2018-6975-CE

Plan Area: Wilshire

Council District: 4 – Ryu

Last Day to Act: 06-29-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 4460 Wilshire Boulevard #707

IN ATTENDANCE:

Iris Wan, City Planner; Susan Ahn, Applicant/Appellant; Sung Kim, M.A.S. Construction, Applicant/Appellant representative; Ben Resnik, Applicant/Appellant representative and Emma Howard, representing the Office of Councilmember Ryu.

MOTION:

Commissioner DelGado put forth the actions below in conjunction with the disapproval of the following project:

1. **Deny** the appeal and **sustain** the Planning Director's determination to deny a Project Permit Compliance Review and Design Review for the unpermitted construction of a 480 square foot patio enclosure addition to an existing 2,810 square foot condominium unit, located within a 6-story, 44-unit condominium building in the CR(PkM)-1 Zone;
2. **Adopt** the Findings by the Planning Director.

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

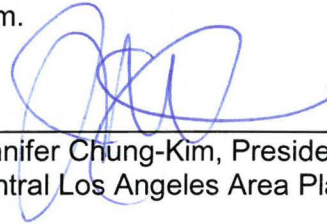
Moved: DelGado
Seconded: Shultz
Ayes: Barraza, Chung-Kim, Gold

Ayes: Barraza, Chung-Kim, Gold

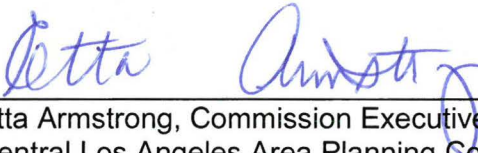
Vote: 5 – 0

MOTION PASSED

There being no further business to come before the Central Los Angeles Area Planning Commission, President Jennifer Chung-Kim adjourned at 8:27 p.m.



Jennifer Chung-Kim, President
Central Los Angeles Area Planning Commission



Etta Armstrong, Commission Executive Assistant
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 27 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**