

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
Tuesday, May 28, 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 4:41 p.m. with Commissioners Chung-Kim, Gold and Schultz present. Commissioners Barraza and DelGado were absent.

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

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Director's Report:** Christina Toy-Lee, Senior City Planner, reported on the following:
 - On Monday, May 20th the Department hosted its 5th 101 session in West Los Angeles. It highlights our regulation and protected environment.
 - The final 101 training for the Department will be a webinar and it will be broadcasted on May 29th at 6:00 p.m.
 - On Wednesday, May 22nd the City's Planning Deputy Directors Arthie Varma and Tricia Keane spoke at a meeting of the Los Angeles Chamber of Commerce Land Use Construction and Housing Council. The Deputy Directors presented on several topics ranging from the Department's upcoming budget and its impact on case processing to recent updates to the Departments Transit Oriented Communities Program.
- **Advanced Calendar:** Commissioner Shultz stated they would be absent from the December 24, 2019 meeting.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:**
Commissioner Schultz moved to approve the minutes of May 14, 2019. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Schultz
Second: Gold
Ayes: Chung-Kim
Absent: Barraza

Vote: 3 – 0

MOTION PASSED

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.

ITEM NO. 5

ZA-2014-391-ZAA-1A

CEQA: ENV-2014-392-CE

Plan Area: Wilshire

Council District: 4 - Ryu
Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 112 North June Street

IN ATTENDANCE:

Jonathan Hershey, Senior City Planner; Christina Toy-Lee, Senior City Planner, representing the Department and Amy Brothers, City Attorney.

MOTION:

Commissioner Shultz moved in accordance with the judgment of writ issued in Donald Kottler et al. v. City of Los Angeles et al. in Los Angeles Superior Court Case No. BS154184; California Court of Appeal Case No. B278276 to vacate and set aside the Adjustment approved in the Department of City Planning Case No. ZA-2014-391-ZAA. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

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

Vote: 3 – 0
MOTION PASSED

ITEM NO. 6

APCC-2018-4958-ZC-CUB

CEQA: ENV-2018-4959-CE

Plan Area: Hollywood

Council District: 13 – O’Farrell

Last Day to Act: 05-31-19

PUBLIC HEARING HELD

PROJECT SITE: 1518 North Cahuenga Boulevard

IN ATTENDANCE:

Tina Vacharkulksemsuk, City Planner; Christina Toy-Lee, Senior City Planner, representing the Department; Amy Brothers, City Attorney and Dana Sayles, ThreeSixty, Applicant representative.

MOTION:

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

A new 9,745 square-foot restaurant consisting of a 4,887 square-foot dining area and bar with 172 seats and a 911 square-foot music room with 59 seats located on the first floor; a 1,687 square-foot mezzanine level, consisting of storage areas; and a 3,035 square-foot dining area and bar with 201 seats located on the rooftop.

1. **Determine**, based on the whole of the administrative record, that the Project is exempt from CEQA Guidelines, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), 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 and recommend** that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C4-2D-SN to (T)(Q)C2-SD-SN to allow for rooftop dining for a new restaurant;
3. **Approve** a Conditional Use, pursuant to Section 12.24 W.1 of the LAMC Code, to permit the on-site sale and dispensing of a full-line of alcohol and live entertainment;
4. **Adopt** the Conditions of Approval as modified by the Commission; and
5. **Adopt** the Findings as amended by the Commission.

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

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

Vote: 3 – 0

MOTION PASSED

APCC-2018-7474-SPE-SPP

CEQA: ENV-2018-7475-CE

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 05-31-19

PUBLIC HEARING HELD

PROJECT SITE: 1868 North Vermont Avenue

IN ATTENDANCE:

Jason Hernandez, City Planning Associate; Zachary Andrews, ThreeSixty, Applicant representative and Bob Fisher, representing the Office of Councilmember David Ryu.

MOTION:

Commissioner Gold moved to extend the Commission's time to act and continue Item No. 7 to the meeting on June 25, 2019. The motion was seconded by Commissioner Shultz and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 8

VTT-74201-SL-1A

CEQA: ENV-2016-1367-EIR

Plan Area: Hollywood

Council District: 5 – Koretz

Last Day to Act: 05/29/19

PROJECT SITE: 750-756 ½ North Edinburgh Avenue

PUBLIC HEARING HELD

IN ATTENDANCE:

Adam Villani, City Planner; Ken Berstein, Principal City Planner, Office of Historic Resources; Elisa L. Paster, Glaser Weil LLP, Applicant representative and Aviv Kleinman, Planning Deputy representing the Office of Paul Koretz.

MOTION:

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

Vesting Tentative Tract Map No. 74201 for a 0.4468-acre (19,456.91 square-feet) gross, 0.2883 (12,560.28 square-feet) net site for eight small lot subdivision purposes, for a net area after dedication of 0.2732 acre (11,899.08 square-feet), with eight regular parking spaces and eight compact parking spaces, as shown on map stamp-dated April 18, 2016.

1. **Find** the Deputy Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report prepared for this Project, which includes the Draft EIR, No. ENV-2016-

1. **Find** the Deputy Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report prepared for this Project, which includes the Draft EIR, No. ENV-2016-1367 (SCH No. 2017011016) dated, August 2018, and the Final EIR, dated January 4, 2019 (Edinburgh Avenue SLS EIR), as well as the whole of the administrative record;

Certify the following:

- a. The Edinburgh Avenue SLS EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Edinburgh Avenue EIR was presented to the Deputy Advisory Agency as a decision-making body of the lead agency; and
- c. The Edinburgh Avenue EIR reflects the independent judgment and analysis of the lead agency.

Adopt the following:

- a. The related and prepared Edinburgh Avenue SLS Environmental Findings;

Deny the following:

- a. The related and prepared Edinburgh Avenue SLS Statement of Overriding Considerations; and
- b. The Mitigation Monitoring Program prepared for the Edinburgh Avenue SLS (Exhibit B)

2. **Deny** the appeal and **sustain** the Deputy Advisory Agency's determination dated January 16, 2019 to deny the project pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC) Vesting Tentative Tract Map No. 74201, located at 750 – 756 ½ North Edinburgh Avenue, for a 0.4468-acre (19,456.91 square feet) gross, 0.2883 (12,560.28 square feet) net site for 8 small lot subdivision purposes, for a net area after dedication of 0.2732 acre (11,899.08 square feet), with eight regular parking spaces and eight compact parking spaces, as shown on map stamped-dated April 18, 2016 (Exhibit A); and
3. **Adopt** the Findings as amended by the Commission.

The motion was seconded by Commissioner Chung-Kim and the vote proceeded as follows:

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

Vote: 3 – 0

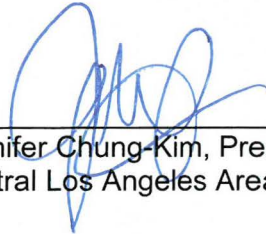
MOTION PASSED

APPROVED
CITY OF LOS ANGELES

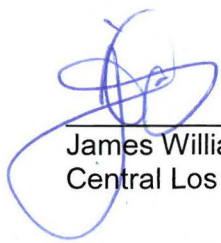
SEP 24 2019

CITY PLANNING DEPARTMENT
COMMISSION OFFICE

There being no further business to come before the Central Los Angeles Area Planning Commission, President Chung-Kim adjourned at 7:04 p.m.



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



James Williams, Commission Executive Assistant II
Central Los Angeles Area Planning Commission