

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 3:00 p.m. Thursday of the week prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 3:00 p.m. Thursday of the week prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



CENTRAL LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacounty.org

1138 Broadway
Public Comment

Rescission Letter

RECEIVED

AUG 27 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Mailing Date: SEP 29 2016

Case No. DIR-2015-2976-TDR-SPR-1A
CEQA: ENV-2006-6302-MND-REC1
Council District: 14 – Huizar

Location: 850 South Hill Street
(840, 844, 846, 848, 850, 852, 856 S. Hill Street
and 217, 219, 221, 223, 223 ½, 225 9th Street)
Plan Area: Central City
Zone: C5-4D

FILE COPY

APPLICANT: Garth Erdosy, Maple Multi-Family Land CA, L.P.
Representative: Alex Irvine, Craig Lawson & Co., LLC

APPELLANT: Alex Hertzberg, Society for the Preservation of Downtown Los Angeles, and Sheila Swanson, Eastern Columbia Homeowner's Association

On September 13, 2016, a letter of determination was mailed on behalf of the Central Los Angeles Area Planning Commission ("Commission") indicating that it had not able to act on the above-referenced case by September 10, 2016, and consequently the initial decision of the Director of Planning dated July 28, 2016 had been sustained.

The determination was based on the Multiple Approval Procedures pursuant to LAMC Section 12.36 which mandates projects with multiple approvals decided by the Director as the initial decision-maker, follow the procedures set forth in Section 16.05-G through H, of the Municipal Code. Inasmuch as appeals from Site Plan Review approvals have a 30-day time to act limitation, and further that said appeal could not be scheduled during said prescribed time frame due to the limited number of pre-set hearing dates, it was concluded that the Commission had lost its jurisdiction on the matter and had failed to act.

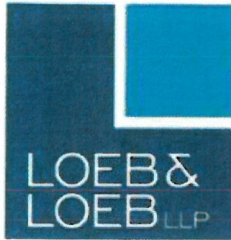
Notwithstanding, after further review it has been determined that failure to schedule the matter due to the limitation of pre-set Commission hearing dates does not constitute a failure to act by the Commission.

Therefore, the Commission determination of September 13, 2016, is hereby rescinded and the matter will be scheduled at the next available hearing date which allows time to comply with the noticing requirements of the Municipal Code.

Renee Glasco, Commission Executive Assistant I
Central Los Angeles Area Planning Commission

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 the California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

cc: Notification List:
Jenna Monterrosa



ALLAN J. ABSHEZ
Partner

10100 Santa Monica Blvd.
Suite 2200
Los Angeles, CA 90067

Direct 310.282.2099
Main 310.282.2000
Fax 310.919.3982
aabshez@loeb.com

August 21, 2019

Central Area Planning Commission
City of Los Angeles
200 N. Spring Street, Room 532
Los Angeles, CA 90012

Re: 1138 S. Broadway; Case No.: ZA-2018-3288-CUB-SPR-1A, ENV 2018-3289-CE

Honorable Commissioners:

We are writing on behalf of our client, Frontier Holdings West, LLC, the appellant of the above referenced case numbers ("Appellant"). On June 7, 2019, the Appellant timely filed its appeal, which was noticed for hearing before the Central Area Planning Commission for August 13, 2019. Due to the Commission's lack of quorum on such date, such meeting was not held.

Our client has a due process right to the appeal hearing by the Central Area Planning Commission pursuant to LAMC Section 12.24.1.4, which requires that the Commission act on the appeal it has filed.

In this regard, we note the Central Area Planning Commission's determination in the attached Rescission Letter dated September 29, 2016 (attached), which addressed an identical circumstance in which the required appeal hearing was not conducted during the time periods required by Municipal Code, and in which the Central Area Planning Commission expressly determined that:

"failure to schedule the matter due to the limitation of pre-set Commission hearing dates does not constitute a failure to act by the Commission. Therefore, the Commission determination of September 13, 2016, is hereby rescinded and the matter will be scheduled at the next available hearing date which allows time to comply with the noticing requirements of the Municipal Code." (emphasis added)

Accordingly, we hereby demand that our client's appeal be scheduled for hearing by the Central Area Planning Commission on August 27, 2019 or the soonest subsequent hearing date available.



Sincerely,

A handwritten signature in blue ink, appearing to read 'Allan J. Abshez', written over the printed name and title.

Allan J. Abshez
Partner

Enclosures

cc: David Taban, Frontier West Holdings, LLC
Etta Armstrong, Commission Executive Assistant
Fernando Tovar

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?

BROADWAY; MODIFIED AVENUE II; ALLEY

Does the project front an intersection of two major or secondary highways?

☐ Yes ☒ No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-1.

Apparent width of existing half right of way (street centerline to property line):

BROADWAY: 44 FT;

ALLEY: 6 FT ft

Standard dimension for half right of way (from S-470-1), (street centerline to property line):

BROADWAY: 45 FT;

ALLEY: 10 FT ft

Apparent width of existing half roadway (street centerline to curb face):

BROADWAY: 28 FT; ft

Standard street dimension for half roadway (street centerline to curb face):

BROADWAY: 28 FT; ft

Is the lot connected to the sewer?

☐ Yes ☒ No

Distance from subject lot to nearest main line sewer

44 ft

Is the subject lot(s) within the hillside ordinance boundary?

☐ Yes ☒ No**Preliminary Required Improvements:**

Planning Case Referral Form Recommendation:

Dedication Required:

☒ Yes ☐ No

Street Widening Required:

☐ Yes ☒ No

Other Improvements Required:

☒ Yes ☐ No

If yes, please list preliminary required improvements:

1 FT HIGHWAY
DEDICATION REQUIRED.
ALLEY TO BE WIDENED
TO A MINIMUM 20 FT
WIDE.

PLANNING CASE REFERRAL FORM (PCRF)

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201800285

Part I. To be Completed by Applicant

DCP Case Number

Applicant	Hayden Planning	address	10008 National Blvd. #229 LOS ANGELES, CA 90034
Phone	310-614-2964	email	Matthew@haydenplanning.cc
Owner	Hayden Planning	address	10008 National Blvd. #229 LOS ANGELES, CA 90034
Project Address	1138-1142 S BROADWAY 90015	APN	5139017008
Engineering District	Central		

Project description (attach ZIMAS map with highlighted parcel(s))
NEW HOTEL

Is there a tract or parcel map being filed in conjunction with this:

☐ Yes ☒ No

If yes, Tract Map No. _____

Parcel Map No. _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE

☐ Yes ☒ No

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot?

☐ Yes ☒ No

NOTE: The information on this PCRf is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what may be required by BOE. If the PCRf Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRf Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRf Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Carla Valladares

Date: 06/28/2018

Keith Nakata
811 N. Croft Ave.
Los Angeles, CA 90069

FILE COPY

Central Area Planning Commission
200 N. Spring Street
Los Angeles, CA 90012

**RECEIVED
CITY OF LOS ANGELES**

AUG 27 2019

RE: AA-2017-2361-PMLA-CC
ENV-2017-2362-CE
1211 South Sherbourne Drive

ITEM 5 8/27/19

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

Honorable Central Area Planning Commissioners,

In 2018, 5.5 Units of Rent Stabilization Ordinance or RSO Housing were lost each and every day totally 2,007 for the year in Los Angeles. According to the Coalition for Economic Survival, between the years 2001 and 2018, 24,903 units of RSO housing were lost. In the first quarter of 2019 that number increased to 657 RSO Units were lost raising the loss per day of RSO Units to 7 per day as reported by the Coalition for Economic Survival. The City of Los Angeles does not collect accurate vacancy rate data for the purposes of determining condominium conversion findings. Instead, the Advisory Agency in this case quotes a vacancy rate of 3.95% based on a 2016 American Community Survey, stating "However, the project will not create a significant cumulative effect on the rental housing market as the removal of four (4) units from the rental housing market is a small portion of the existing rental housing stock in the Wilshire Community Plan area."

The Housing Element of the General Plan states:

Because it removes affordable rental housing from the Wilshire Community, the project is also incompatible with the City's General Plan Framework Element, Housing Element, which provides:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.2 **Preserve quality rental and ownership housing for households of all income levels and special needs.**

Policies:

1.2.2-Encourage and incentivize the preservation of affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing

Violation of the General Plan means that the Subdivision Map Act findings cannot be made, as reflected on page 13 of the Letter of Determination, these findings are stated as:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL PLAN

The proposed Tract Map request is therefore Inconsistent with Applicable General and Specific Plans and would not qualify for a CEQA Categorical Exemption and fails to make findings under the Subdivision Map Act.

You have the discretion to DENY any project with lost RSO units because of inconsistencies with the Housing Element of the General Plan, which speak to protections of affordable housing and the CAPC have demonstrated that discretion in the 121 N. Sycamore Ave. Tract Map Case AA-2016-3648-PMLA-CC on December 28, 2017 and should be applied in this case. The City Council has also made substitute findings in support of the appeal of a Tract Map for 714-718 N. Sweetzer Ave. CF-19-0342-VTT-74129-CN-2A on April 17, 2019 for the loss of RSO Housing inventory. Also this project on Sherbourne Drive has substandard parking and should not be converted to a condominium.

Sincerely,

Keith Nakata

Committees:

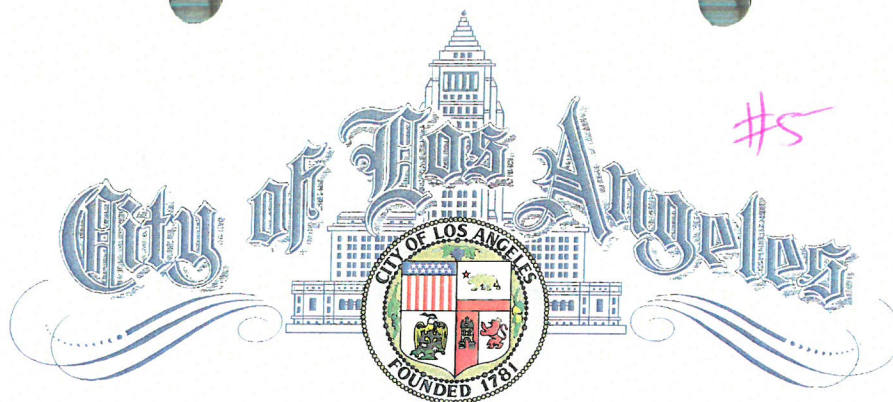
Chair
Personnel & Animal Welfare

Vice Chair
Housing
Transportation

Member
Arts, Parks & River
Energy & Environment

Website: <http://cd5.lacity.org>

Email: Paul.Koretz@lacity.org



PAUL KORETZ
Councilmember, Fifth District

City Hall Office:
200 N. Spring Street
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(213) 473-7005
(213) 978-2250 Fax

Valley Office:
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Encino, CA 91436
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(818) 788-9210 Fax

West L.A. Office:
6380 Wishire Blvd.
Suite 800
Los Angeles, CA 90048
(323) 866-1828
(323) 852-1129 Fax

December 18, 2018

Joe Luckey, III,
Project Planner
Deputy Advisory Agency
Department of City Planning
200 N. Spring St. Room 621
Los Angeles, CA 90012

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CITY OF LOS ANGELES

AUG 27 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

FILE COPY

RE: 1211 S. Sherbourne Dr. - Case # AA-2017-2361-PMLA-CC

I am writing to recommend denial of this Condominium Conversion application at 1211 South Sherbourne Drive for the following reasons:

1. Removal of four rent-stabilized rental units from the housing market to convert an older building to a condominium is not an action I can support. The circumstances of the last 18 months suggest that the condo conversion is being used as a thinly-veiled method of evicting residents who are currently paying lower-than-market rate rents, in order to rent the newly-vacated units at a higher rate, an outcome that is inherently illegal under the Rent Stabilization Ordinance. The vacancy rate for the area is under 5%, showing that there is a need for rental housing in the vicinity and that it would therefore conflict with the Municipal Code to approve the conversion.
2. Regarding this filing, it is my understanding that the owner made false claims on plot plans, such as presenting a non-existent trash enclosure, false interior restroom plans, and reportedly inaccurate parking space dimensions. This inaccurate information presented to the City shows a bad-faith effort to work with the City and should by themselves justify denial.
3. The parking does not appear to be in conformance with City standards. The parking is located in a sunken subterranean, sloped envelope below the facade of the building.





Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
Corresponding Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

P: (310) 295-9920
F: (310) 295-9906
E: info@soronc.org

soronc.org

General Board Meeting Minutes

Thursday, February 15, 2018, 7:00pm

Simon Wiesenthal Center 3rd Floor

1399 S. Roxbury Dr., Los Angeles, CA 90035

I. Call to Order and Roll Call

SORO NC Board Vice President Ken Blaker called the meeting to order at 7:15pm.

Board Members Present: Charlie Stein, Alex Mosby, Giovanni Ferdinand, Jon Liberman, Michael Lynn, Adam Rich, Ken Blaker, Nahed Guirguis, Krystal Návar, Tom Eliopoulos, Beth Hirsch, Barry Levine, Martin Epstein, Victor Mitry

Board Members Absent: Steve Chocron, Bryan Warman, Doug Fitzsimmons, Gary Kasbarian, Marj Safinia, Sue Burden, Dan Fink, Linda Theung, Daphne Moss

Guests: Elisabeth Rosenson

II. General Public Comment & Board Announcements

Elisabeth Rosenson, of Arellano Associates, on potential changes to I-10 freeway on ramps and off ramps.

Richard Komaiko – Announced intention of running for one of the open Board seats

III. Community Reports

Office of Council President Wesson (Carlin)

- Updates on the home sharing ordinance and
- SB-827 - SORONC was first to send letter opposing
- Airbagrecall.com
- African American Film Festival March 10, 2018
- DOT increasing availability of Speed humps and stop signs
- Report broken sidewalks to sidewalks.lacity.org

IV. Consent Agenda

Consent Agenda (5 minutes)

- Draft meeting minutes of 18 January 2017 (Hirsch / GB021518-1)**
 - Motion to support 5-home small lot subdivision at 8620 W Olin St (Land Use / GB021518-2) – removed**
 - Motion to support condo conversion at 1211 S Sherbourne Dr (Land Use / GB021518-3) – removed**
 - Motion to create business area-oriented Land Use subcommittees (Land Use / GB021518-4)**
 - Motion for the City to promote the NC system (WRAC / GB021518-5)**
- **All remaining items on the Consent Agenda accepted by general consent**

V. Committee Reports

President's Report. None



eliminating rental properties is contributing to the crisis of homelessness and continuously pushing valuable community members out of the city and even the state.

Charlie Stein and Adam Rich, believe that rent and mortgages are similar and should not prevent people from buying property vs renting.

Barry Levine stated that he did not feel that was true as there are additional costs that prevent renters from being in a position to become home owners besides mortgages such as insurance, property taxes maintenance and utilities. Beth Hirsch stated that many are not able to save because of the high cost of rent, city utilities, healthcare costs, stagnant salaries and unavoidable debt. These common issue making the possibility of home ownership even more unlikely for many young and middle class folks in the community. People who would not qualify for government subsidies.

- **Vote: Y – 8. N – 5. 1 Recusal. Motions passes.**

d. Motion to fund up to \$500 for traffic safety yard signs (Public Safety / GB021518-9)

Presented by Adam Rich – yard signs that we could give away to home owners concerned about speeding traffic in the neighborhoods.

- **Moved by Jon Liberman. Seconded by Mike Lynn.**

Board Debate: Some were concerned of it being a waste of money and time. May not be legal. Many expressed that the branded signs would help show that the council is concerned about helping with traffic safety. Questions about effectiveness of signs. Others said it was a small enough about of money to take a risk to see if it works.

Vote: Y- 7. N – 4. A – 2. Motion passes.

e. Motion to fund up to \$500 for a battery power pack and solar panel kit (Public Safety / GB021518-10)

Mike Lynn presents - Item is necessary for our emergency command post in case of a major emergency.

- **Moved by Martin Epstein. Seconded by Tom Eliopoulos.**
- **Vote: Y – 13. N – 1. A – 0. Motion Passes.**

VII. Adjournment

The meeting was adjourned at 8:51pm.



Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
Corresponding Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
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soronc.org

Motion to support condo conversion at 1211 S Sherbourne Dr

Agenda Item: GB021518-3

Date: February 15, 2018

Proposed By: LUED Committee

Background

The applicant presented this condo conversion to the Land Use and Economic Development (LUED) committee at their February 6, 2018 meeting. The applicant's entitlement request is for a preliminary parcel map for condo conversion of an existing 4-unit residential building at 1211 S Sherbourne Dr. The unit count (4 units) and parking count (2 spaces per unit) will remain the same. The exterior of the building will get a fresh coat of paint and new small balconies will be added to the front and rear façades of the building.

Proposed Motion

Submit a letter in support of the project to City Planning Department case manager Joe Luckey (joe.luckey@lacity.org) to be included in case file for the condo conversion at 1211 S Sherbourne Dr; AA-2017-2361-PMLA-CC.

Considerations

Committee review:
(highly recommended)

Votes For: 7

Against: 0

Arguments for:

The unit count is per zoning and the parking count is per code.

Existing units are not affordable.

Arguments against:

Rental units are being replaced with condos.



Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
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 City of Los Angeles Certified
Neighborhood Council

General Board Meeting Agenda

Revised version

Thursday, February 15, 2018, 7:00pm

Simon Wiesenthal Center, 3rd Floor

1399 S. Roxbury Dr., Los Angeles, CA 90035 (northwest corner of Pico)

- I. Call to Order & Roll Call**
- II. General Public Comment & Brief Board Announcements (6 minutes)**
- III. Community Reports (15 minutes—4 minutes each)**
 - a. LA Police Department (Kirk & Baker)
 - b. Office of Council President Wesson (Carlin)
 - c. Office of Councilmember Koretz (Galloway)
 - d. Other Neighborhood, City and State offices
- IV. Consent Agenda (5 minutes)**
 - a. Draft meeting minutes of 18 January 2017 (Hirsch / GB021518-1)
 - b. Motion to support 5-home small lot subdivision at 8620 W Olin St (Land Use / GB021518-2)
 - c. Motion to support condo conversion at 1211 S Sherbourne Dr (Land Use / GB021518-3)
 - d. Motion to create a LUED Subcommittee to investigate potential economic development opportunities in SORO (Land Use / GB021518-4)
 - e. Motion for the City to promote the NC system (WRAC / GB021518-5)
- I. Committee Reports (15 minutes)**
 - a. Changes to Board committee membership (GB021518-6)
 - b. President's report
 - c. Treasurer's report and monthly expenses (Liberman / GB021518-7)
 - d. Committee and liaison reports, events, and legislative issues
 - i. Board retreat working group update
- II. New Business (45 minutes)**
 - a. Motion to Approve \$10,000 for Neighborhood Purposes Grant for 2018 Soro Festival (WRAC / GB021518-8)
 - b. Motion to fund up to \$500 for traffic safety yard signs (Public Safety / GB021518-9)
 - c. Motion to fund up to \$700 for a battery power pack and solar panel kit (Public Safety / GB021518-10)
- III. Adjournment**

Note: Public comment will be taken for each motion as well as for any item in the consent agenda prior to Board action. Please note that under the Brown Act, the Board is prevented from acting on matters brought to its attention during the General Public Comment period; however, the issue may become the subject of a future meeting. In the interest of addressing all items on the agenda, time limits for individual comments and discussion may be set at the discretion of the Chair.

All items on the consent agenda will be determined by a single Board vote and without Board discussion. Boardmembers may request that any item be removed from the consent agenda and considered individually at any time prior to that vote.

Special thanks to our official posting locations:

Demers & Associates, the Robertson Blvd Library, the Robertson Recreation Center, the Office of Councilmember Paul Koretz, Malcolm Brown Insurance Co., Hamilton High School, and the SORO NC and Department of Neighborhood Empowerment websites.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the Board in advance of a meeting may be viewed at our website (soronc.org) or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact us via phone at (310) 295-9920 or via email at info@soronc.org.

Steven Luftman, 1212 S Orlando Ave, Los Angeles, CA 90035

Item 5 AA-2017-2361-PMLA-CC ENV-2017-2362-CE

PROJECT SITE: 1211 South Sherbourne Drive

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CITY OF LOS ANGELES

AUG 27 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Relevant excerpts from case no. AA-2016-3648-PML-CC-1A

Case No.: AA-2016-3648-PMLA-CC -1A

CEQA: ENV-2016-3649-CE

Plan Area: Wilshire

Council District: 5 - Koretz

FILE COPY

Project Site: 121 North Sycamore Avenue
(123 North Sycamore Avenue; 125 North Sycamore Avenue)

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

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

At its meeting of **December 12, 2017**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the disapproval of the following project:

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

1. **Granted** the appeal and **overturned** the Deputy Advisory Agency's determination to approve the Preliminary Parcel Map; and
2. **Adopted** the attached findings.

This action was taken by the following vote:

Moved: Mendez
Seconded: Chung-Kim
Ayes: Chemerinsky, DelGado
Absent: Barraza

Vote: 4 - 0

From: AA-2016-3648-PML-CC-1A F5

Section 12.95.2-F.6 of the LAMC reads in pertinent part: "After considering the following criteria, the Advisory Agency may approve a tentative map or preliminary parcel map for a residential conversion project, unless it makes both of the following findings: (1) the vacancy rate of the planning area in which the property is located is five percent or less, and (2) the cumulative effect on the rental housing market in the planning area of successive residential... conversion projects (past, present and future) is significant." The vacancy rate for multi-family units (defined as properties with 5 or more units) within the Wilshire Community Plan Area, as provided by the Los Angeles Department of City Planning Demographics Research Unit in July 2017 is 4.39% (The vacancy rate was sourced from the American Community Survey, 2011-2015 5-year Average Estimate). In determining whether there is a significant cumulative effect, the section requires the Central Area Planning Commission to consider the following criteria:

(e) *Any other factors pertinent to the determination.*

Since 2001 approximately 21,746 Rent Stabilization Ordinance (RSO) units have been lost to the Ellis Act (HCIDLA Communication CF 14-0268-S5 04/05/2017). Within the Wilshire Community Plan Area from 2006 to approximately 2017, there were 185 Ellis Act applications to remove 945 units from the rental market. Of these, 37.5%, or 354 units, were RSO units. Of the 354 units, 113 units can be attributed to residential condominium conversions. Of the 113 units, 51 units have ultimately been converted to condominiums based on Certificate of Occupancy data.

The Central Area Planning Commission finds the removal of RSO units due to condominium conversion concerning in this instance. The citywide loss of affordable RSO units combined with the loss of the four subject units can have a significant cumulative effect on the rental housing market already under stress from the City's housing crisis.

The Housing Element of the General Plan identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. It states the following,

"With conversions, tenants unable to purchase units are faced with having to locate another place to live. Costs are likely significant and include moving expenses, security deposits, first and last months' rent, as well as the likelihood of increased monthly rental rates. In mid-2006, the Los Angeles Housing and Community Investment Department (HCIDLA) estimated that average relocation costs were \$4,575. HCIDLA also estimated at the time

that the increase in monthly rent from an average RSO unit to an average market rate unit was \$670."

Given the current housing crisis and the state of the rental housing market, tenants displaced for a condominium conversion will be met with elevated rental rates and a competitive renter's market contributing to the significant cumulative effect on the rental housing market.

One of the four goals of the Housing Element is the following,

"A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs."

Within this goal, five objectives are listed, one of which is the *"preservation of rental and ownership housing."* As stated, the preservation of affordable rental housing is key to the City's Housing Element goals. Thus, the preservation of the four subject RSO units is consistent with the General Plan.

With a vacancy rate below 5% and a significant cumulative effect on the rental housing market, the Central Area Planning Commission has determined that both findings set forth in Section 12.95.2-F.6 can be made, and therefore, the Preliminary Parcel map for the subject 4-unit condominium conversion is denied.

Case ZR-2016-4911-ZV-1A #7

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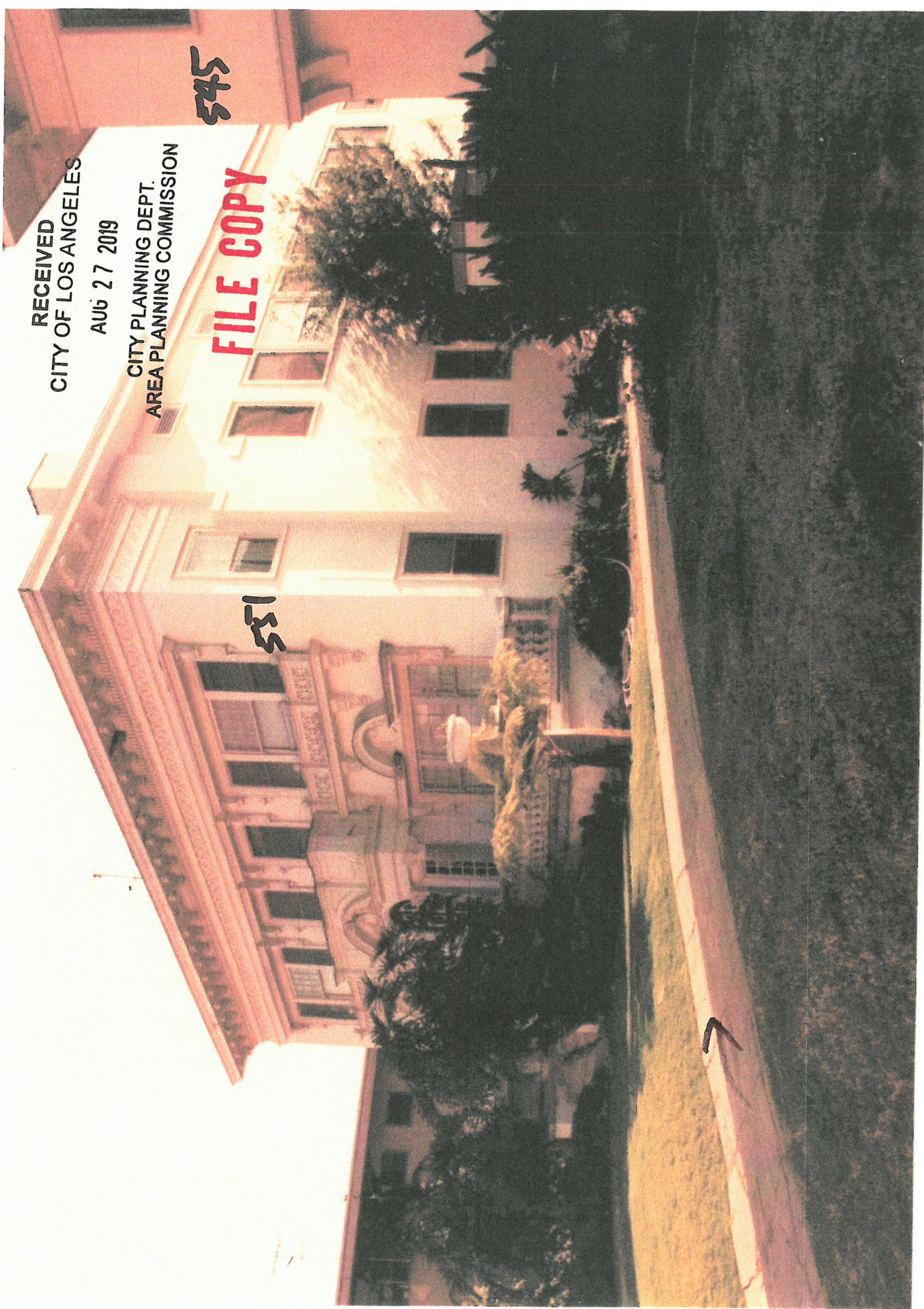
AUG 27 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

545

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531



CASE: ZA-2016-4911-ZV-1A

Called the Police reason : CPA Office was in operation on the weekend, I wanted to see if they had a solution, they gave me this card and recommended I go downtown.

I have video footage if interested: I email some images to ZA next day



PHONE (213) 382-9102
FAX (213) 382-9109
TTY (877) 275-5273
www.lapdonline.org
www.joinlapd.com

LOS ANGELES POLICE DEPARTMENT

OLYMPIC STATION
OLYMPIC PATROL DIVISION

FERNANDEZ 38391
Ramirez 43259

1130 SOUTH VERMONT AVENUE
LOS ANGELES, CA 90006

BY _____

JOIN THE LAPD (866) 444-LAPD RECRUITMENT HOTLINE

DATE 05-04-19 TIME 1900 INC NO 190504023767

Civil matter
Business Dispute
545 S GRAMERCY PL

If you wish to comment on the level of service you received, please
contact a Department supervisor or telephone (800) 339-6868, or
TTY for the hearing-impaired (213) 485-3604.



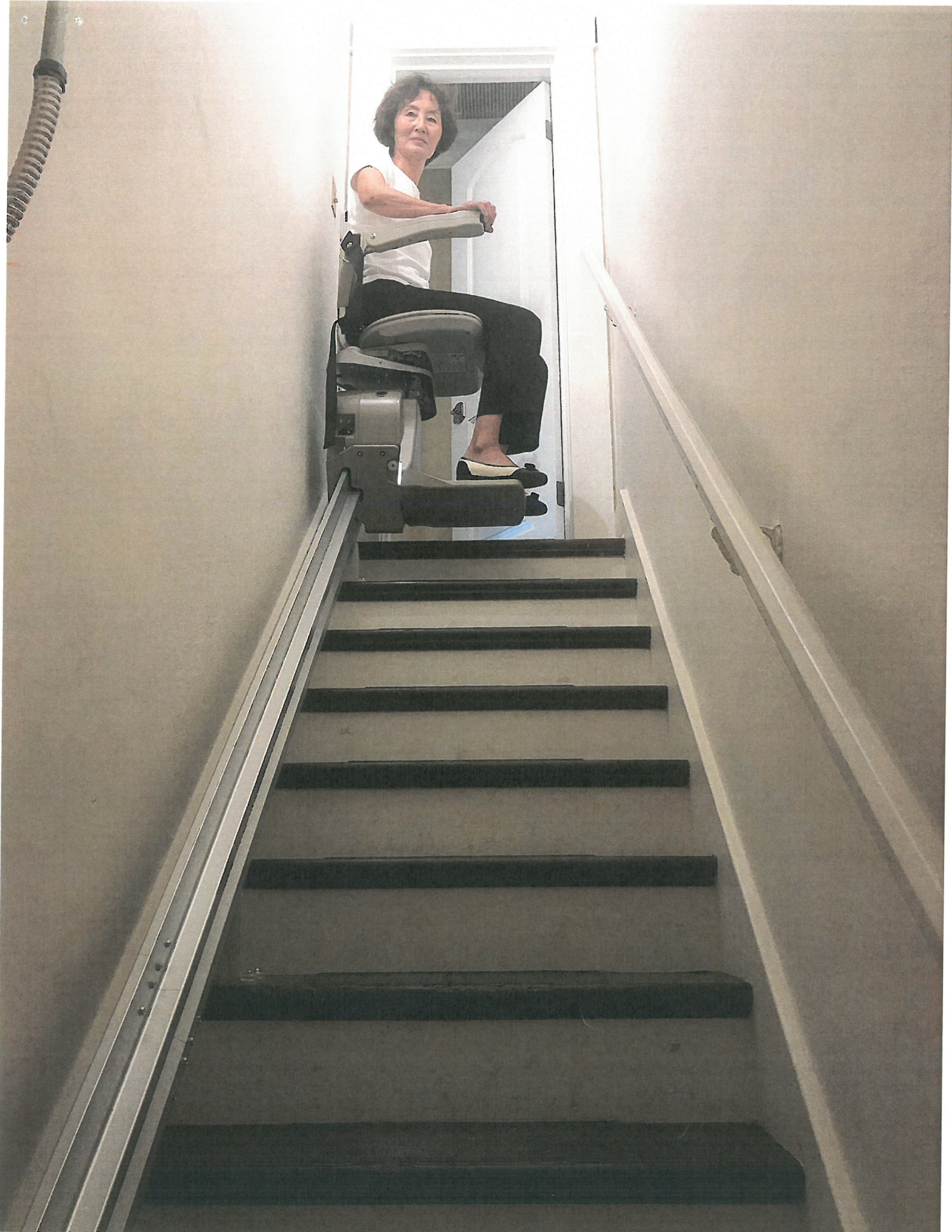


Received: Commission Office
8-27-19

PY

Item #7 Alex 000









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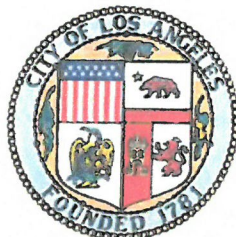
Non-Complying Submission

CITY OF LOS ANGELES
HOLLYWOOD STUDIO DISTRICT
NEIGHBORHOOD COUNCIL

Officers:

Damien Burke, Chair
Anthony Conley, Vice Chair
Jessica Salans, Treasurer

5500 Hollywood Blvd. #313
Los Angeles, CA 90028
info@hsdnc.org
www.hsdnc.org



ERIC GARCETTI
MAYOR



Board Members:

Alex Alferov	Jessica Salans
Damien Burke	Bill Murphy
Anthony Conley	Bryan Parent
Keith Cornella	Myra Chete
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AUG 27 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

February 15, 2019

Mr. Jack Chiang, Associate Zoning Administrator
City of Los Angeles, City Planning Department
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Re: ZA-2016-4729-ZV; ENV-2016-4730-CE; 5446 Sierra Vista Ave., Hollywood.

At its February 11, 2019 regular meeting, the Governing Board of the Hollywood Studio District Neighborhood Council did not support a request by applicant Lila Eilat for a variance to permit the conversion of a manager's office and three storage rooms into additional residential units in an existing 32-unit, non-conforming apartment building at 5446 Sierra Vista Ave.

The Board's vote followed a recommendation by the neighborhood council's Planning and Land Use Management Committee to oppose the variance request.

Prior to the vote of the Board, the applicant's representative presented the entitlement request and answered questions regarding the proposal.

Attached please find additional material reviewed by the Board prior to its vote.

Anthony Conley, Vice Chair

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FEB 15 2019
CITY PLANNING
EXPEDITED PROCESSING SECTION



GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.)*

DIVISION 1. PLANNING AND ZONING [65000 - 66210] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.)*

CHAPTER 4. Zoning Regulations [65800 - 65912] (*Chapter 4 repealed and added by Stats. 1965, Ch. 1880.)*

ARTICLE 3. Administration [65900 - 65909.5] (*Article 3 added by Stats. 1965, Ch. 1880.)*

65906. Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to conditional use permits.

(Amended by Stats. 1974, Ch. 607.)