

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
TUESDAY, MAY 28, 2019, AFTER 4:30 P.M.
LOS ANGELES CITY HALL
200 NORTH SPRING STREET, ROOM 1070
LOS ANGELES, CA 90012

Jennifer Chung-Kim, President
Oliver DelGado, Vice President
Jennifer Barraza Mendoza, Commissioner
Ilissa Gold, Commissioner
Nicholas Schultz, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant I
apccentral@lacity.org
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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. 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.

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. **In the case of a Commission meeting cancellation, all 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) 978-1128 or by email at apcccentral@lacity.org

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, 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, and are online at <http://planning.lacity.org>. Agendas, Draft and Adopted Minutes are available online 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 272, 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 – May 14, 2019

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 **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**

- 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.
- 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-2014-391-ZAA-1A](#)**

CEQA: ENV-2014-392-CE
Plan Area: Wilshire

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 112 North June Street

PROPOSED PROJECT:

A Zoning Administrator's Adjustment from Section 12.07.01-C,5, pursuant to Los Angeles Municipal Code Section 12.28, to allow a Residential Floor Area of 10,138 square feet in lieu of the maximum 9,225 square feet otherwise permitted, in conjunction with additions to the first (459 square feet) and second floors (662 square feet) and patio/porch areas (518 square feet), of an existing single-family dwelling, and the construction of a new subterranean garage level, all upon an approximately 21,966 square-foot lot in the RE11-1-HPOZ Zone; and the adoption of Categorical Exemption ENV-2014-0392-CE as the environmental clearance for this project.

REQUESTED ACTION:

In accordance with the writ and judgment issued in *Donald Kottler et al. v. City of Los Angeles et al.* (Los Angeles Superior Court Case No. BS154184; California Court of Appeal Case No. B278276) vacate and set aside the Adjustment approved in Department of City Planning Case No. ZA-2014-391-ZAA.

Applicant: Michael Sourapas

Appellant: Donald and Marlene Kottler
Representative: Frank Angel, Esq., Angel Law

Staff: Jonathan Hershey, Sr. City Planner
(213) 978-1337
jonathan.hershey@lacity.org

- 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 REQUIRED

PROJECT SITE: 1518 North Cahuenga Boulevard

PROPOSED 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.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), 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; and
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C4-2D-SN to (T)(Q)C2-2D-SN to allow for rooftop dining for a new restaurant; and
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the on-site sale and dispensing of a full line of alcohol and live entertainment.

Applicant: Botanical Hospitality Group
Representative: Dana Sayles, ThreeSixty

Staff: Tina Vacharkulksemsuk, City Planner
(213) 978-1241
tina.vacharkulksemsuk@lacity.org

7. [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 REQUIRED

PROJECT SITE: 1868 North Vermont Avenue

PROPOSED 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).

REQUESTED ACTIONS:

1. Pursuant to 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; and
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), 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; and
3. 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.

Applicant: Healthy Spot 016, LLC
Representative: Dana Sayles, ThreeSixty

Staff: Jason Hernandez, City Planning Associate
(213) 978-1276
jason.hernandez@lacity.org

*8. [VTT-74201-SL-1A](#)
CEQA: ENV-2016-1367-EIR
Plan Area: Hollywood

Council District: 5 – Koretz
Last Day to Act: 05/29/19

PUBLIC HEARING REQUIRED

PROJECT SITE: 750-756-1/2 North Edinburgh Avenue

PROPOSED 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.

APPEAL:

Appeal of the April 17, 2019, Deputy Advisory Agency's determination which:

1. Certified the Edinburgh Avenue SLS EIR which has been completed in compliance with the California Environmental Quality Act (CEQA); and
2. Did not adopt the related and prepared Edinburgh Avenue SLS Environmental Findings; and
3. Denied the related and prepared Edinburgh Avenue SLS Statement of Overriding Considerations;
4. Denied the Mitigation Monitoring Program prepared for the Edinburgh Avenue SLS EIR; and
5. Denied the appeal of the Deputy Advisory Agency's determination to deny the requested Vesting Tentative Tract Map.

Applicant: BLDG Edinburgh, LLC
Representative: Elisa Pastor, Esq

Appellant: Guy Penini, BLDG Edinburgh, LLC
Representative: Elisa L. Paster, Glaser Weil LLP

Staff: Adam Villani, City Planner
(213) 847-3688
adam.villani@lacity.org

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, June 11, 2019** at

**City Hall
200 North Spring Street, Room 1070
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) 978-1128 or by e-mail at apccentral@lacity.org.