

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JUNE 25, 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

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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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-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

PROPOSED 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.

The Commission may consider, 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 State CEQA Statutes and Guidelines, Section 15300.2 applies;

APPEAL:

Partial appeal of Conditions Nos. 8 and 9, of the December 27, 2018, Zoning Administrator’s determination to approve the following Adjustments pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC):

1. The construction, use and maintenance of a single-family dwelling 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 as otherwise required by LAMC Section 12.21 C.10(i)(3);
2. The construction, use and maintenance of a 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
3. The construction, use and maintenance of a one-story detached accessory structure (for garage purposes) with 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).

Applicant: Dan Carrillo, North by Northwest Capital Inc.
Representative: Louie Rodriguez, Busy Bee Development, Inc.

Appellant: Dan Carrillo, North by Northwest Capital Inc.
Representative: Alfredo Perez/Larry Mondragon, Craig Fry and Associates, LLC

Staff: Jane Choi, Senior City Planner

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

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

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

PROPOSED 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.

The Commission may consider, based on the whole of the administrative record, Case No. ENV-2018-4838-CE, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Urban Infill), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

APPEAL:

Partial appeal of Condition 10.C, of the March 29, 2019, Deputy Advisory Agency’s determination which approved the following:

Condition 10.C:

Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition to the above, provide a minimum of ¼ guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

Applicant/

Appellant: Patrick Cho, Who's It For, LLC
Representative: Jim Ries, Craig Lawson and Company LLC

Staff: Iris Wan, City Planner
iris.wan@lacity.org
(213) 978-1397

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

PROPOSED PROJECT:

An unpermitted construction of a 480 square-foot patio enclosure addition to an existing 2,810 square-foot condominium unit, located within a 6-story (six residential levels above one level of at grade parking garage) 44-unit residential condominium structure. The expansion to the existing patio area is located on the sixth residential floor along the building's southern façade on a lot zoned CR(PkM)-1.

Consideration of Planning Staff's finding that where a project is denied, no further environmental review is required pursuant to CEQA Guidelines, Section 15061(b)(4) and 15270. Or, in the alternative, consideration of proposed categorical exemption from CEQA pursuant to CEQA Guidelines Section 15300, Class 1, and relevant exceptions under Section 15300.2.

APPEAL:

Appeal of the March 29, 2019, Planning Director's determination to:

1. Deny a Project Permit Compliance and Design Review for the unpermitted construction of a 480 square-foot patio enclosure addition to an existing 2,810 square-foot condominium unit.

Applicant/

Appellant: Susan Ahn
Representative: Sung Kim, M.A.S. Construction

Applicant/

Appellant: Susan Ahn
Representative: Sheri Bonstelle/Neill Brower, Jeffer Mangels Butler & Mitchell LLP

Staff: Iris Wan, City Planning
iris.wan@lacity.org
(213) 978-1397

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Tuesday, July 9, 2019** at

Los Angeles 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.