

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, AUGUST 27, 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 within 48 hours of the meeting, 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) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1128 or by email at apccentral@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 North Main Street, Los Angeles, California, 90012 and are online at <http://planning.lacity.org>.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Central Los Angeles", "Agendas", under the specific meeting date. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, California, 90012, 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. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – May 28, 2019, June 25, 2019 and July 9, 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 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. **[AA-2017-2361-PMLA-CC-1A](#)**

CEQA: ENV-2017-2362-CE

Plan Area: Wilshire

Council District: 5 – Koretz

Last Day to Act: 08-27-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1211 South Sherbourne Drive

PROPOSED PROJECT:

A Preliminary Parcel map for the condominium conversion of a 4-unit two-story apartment building with eight vehicular parking spaces located on a 6,396 square foot lot in the [Q]R3-1-O Zone.

APPEAL:

Appeal of the March 7, 2019 Deputy Advisory Agency's determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (b) and Section 15315, and there is

- no substantial evidence demonstrating that any exceptions to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant Section 12.95.2 of the Los Angeles Municipal Code, a Parcel Map No. AA-2017-2361-PMLA-CC for the Project.

Applicant: John Kashani
Representative: Nicole Kuklok-Waldman

Appellant: Offer Cohavy

Staff: Ruben Vasquez, City Planning Associate
(213) 978-1741
ruben.vasquez@lacity.org

6. **ZA-2017-4610-CU-MCUP-SPR-1A**

CEQA: ENV-2017-3933-CE
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 08-27-19
Continued From: 04-09-19
05-14-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 949 South Hope Street; (615 West Olympic Boulevard;
950 South Flower Street; 600 West 9th Street)

PROPOSED PROJECT:

Demolition of an existing three-story office building and the construction, use, and maintenance of a 251,222 square foot, 27-story, residential tower with 236 residential apartment units and 10,010 square feet of ground floor commercial restaurant space (6,699 square feet indoors and 3,311 square feet outdoors). All proposed restaurants would have maximum hours of operation from 7:00 a.m. to 2:00 a.m., daily. The proposed project includes 179 automobile parking spaces, 138 long-term bicycle parking spaces, and 30 short-term bicycle parking spaces.

APPEAL:

An appeal of the November 7, 2018, Zoning Administrator's determination which:

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
2. Approved, pursuant to Section 12.24 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a transient occupancy residential structure in the R5 Zone;
3. Approved, pursuant to LAMC Section 12.24 S, a 20 percent reduction in parking requirements;
4. Approved, pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with one proposed restaurant and to allow for the sale and dispensing of beer and wine only for on-site consumption in conjunction with two proposed restaurants, for a total of three restaurants; and,
5. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in a net increase of 50 of more residential units.

Applicant: Forest City Southpark Two, LLC
Representative: Jerry Neuman and Andrew Brady, DLA Piper LLP

Appellant: Norman Racine, Skyline Homeowners Association
Representative: Elizabeth Camacho and Allan Abshez, Loeb & Loeb LLP

Staff: Will Hughen, City Planning Associate
(213) 978-1182
william.hughen@lacity.org

Henry Chu, Associate Zoning Administrator

7. [ZA-2016-4911-ZV-1A](#)
CEQA: ENV-2016-4912-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 08-27-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 545 South Gramercy Place

PROPOSED PROJECT:

Change of use from a non-profit use to a residential and commercial use (commercial use on ground floor and a residential unit on second floor) within an existing two-story, approximately 3,897 square foot building located in the R4 Zone designated for High Medium Residential Land Use. A Zone Variance is being requested to operate a commercial use in a residentially zoned area. No interior nor exterior work is being proposed.

APPEAL:

An appeal of the April 2, 2019, Zoning Administrator's determination which:

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies; and
2. Approved, pursuant to Section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance from LAMC Section 12.05 A 16(a)(3), to permit three persons not residing on the premises in lieu of one person not residing on the premises to be employed by a home occupation owner in a R zone property.

Applicant: Deborah Kim, EDJ Properties
Representative: Alex Woo, Genesis Consulting Incorporated

Appellant: Terry Sorensen

Staff: Joe Luckey, City Planning Associate
(213) 978-1340
joe.luckey@lacity.org

Jack Chiang, Associate Zoning Administrator

8. [ZA-2016-4729-ZV-1A](#)
CEQA: ENV-2016-4730-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 08-27-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 5442-5446 West Sierra Vista Avenue; 5443-5445 West Romaine Street

PROPOSED PROJECT:

Conversion of an existing manager’s office and storage rooms to four residential units consisting of a one bedroom unit and three studios within an existing multi-family residential building that is permitted to have a maximum of 32 units per the previous R4 zone designation, prior to the Zone Change from R4 to RD1.5 in 1989 per Ordinance No. 164,690. The Project site consists of three lots developed with two buildings. The proposed conversion is for the building located on Lots 33 and 34 fronting on Sierra Vista Avenue.

APPEAL:

An appeal of the February 28, 2019 Zoning Administrator’s determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.27 of the Los Angeles Municipal Code (LAMC), a Zone Variance from LAMC Section 12.09.1 B.4, to permit a 36 dwelling unit density within an existing multi-family residential building in lieu of a maximum 32 dwelling unit density allowed by the previous R4 Zone designation, prior to the Zone Change from R4 to RD1.5 in 1989 per Ordinance No. 164,690.

Applicant: Lila Eilat and Mark Silber, Sierra Romaine, LLC
Representative: Nicole Kuklok-Waldman, Collaborate Incorporated

Appellant: Doug Hines, The La Mirada Avenue Neighborhood Association of Hollywood
Representative: Robert Silverstein, The Silverstein Law Firm

Staff: Nuri Cho, City Planning Associate
(213) 978-1177
nuri.cho@lacity.org

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Tuesday, September 10, 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.