

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, SEPTEMBER 10, 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](mailto: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](mailto: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 and July 9, 2019
- Election of Officers
- Report back on Failure to Act interpretation

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-2015-4629-ZAA-ZAI-WDI-SPR-1A](#)**

CEQA: ENV-2015-4630-EIR; SCH No. 2016051068  
Plan Area: Hollywood

Council District: 13 – O'Farrell  
Last Day to Act: 09-26-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5604-5632 West De Longpre Avenue; 5605-5607 West Fernwood Avenue  
1365-1375 St. Andrews Place;

**PROPOSED PROJECT:**

Demolition of two vacant buildings and construction of a new 226,160 square foot residential building containing 185 residential units and 294 on-site parking spaces on an irregularly shaped site with nine parcels comprising approximately 1.7 acres. An existing 9,681 square foot theater building located on

the Project Site would remain and continue operations as part of the Project. No changes are proposed to the existing theater building.

**APPEAL:**

An appeal of the June 27, 2019, Zoning Administrator's determination which:

1. Reviewed and considered the information contained in the Environmental Impact Report (EIR), ENV-2015-4530-EIR (SCH No. 2016051068), dated August 23, 2018, and the Final EIR, dated December 12, 2018 (collectively, the 1375 St. Andrews Project EIR), as well as the whole of the administrative record;

**CERTIFIED** that:

- a. The 1375 St. Andrews Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 1375 St. Andrews Project EIR was presented to the Zoning Administrator as a decision-making body of the lead agency; and
- c. The 1375 St. Andrews Project EIR reflects the independent judgment and analysis of the lead agency;

**ADOPTED** the following:

- a. The related and prepared 1375 St. Andrews Project EIR Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the 1375 St. Andrews Project EIR; and
2. Determined, pursuant to Section 12.21 A.2 of the Los Angeles Municipal Code (LAMC), the St. Andrews Place frontage shall be the front yard, the De Longpre Avenue and the Fernwood Avenue frontages shall be the side yards, and the property line dividing Lots 7 and 8 shall be the rear yard;
  3. Approved, pursuant to LAMC Section 12.28, an adjustment from LAMC Section 12.11 C to permit:
    - a. The existing theater building to maintain a zero-foot front yard in lieu of 15 feet and a side yard of seven feet instead of 10 feet required;
    - b. The construction of an eight story apartment building with a side yard setback of eight feet 10 inches in lieu of the 11 feet required along De Longpre Avenue; and
    - c. A 17-foot, 7-inch building separation in lieu of the 20 feet required.
  4. Approved, pursuant to Section 16.05 of the LAMC, a Site Plan Review for the construction of an eight story, 226,160 square foot residential building with 185 dwelling units and 294 on site parking spaces;
  5. Approved, pursuant to Section 12.37 I.3 of the LAMC, a Waiver of Street Dedication and Improvement on the northwestern corner of St. Andrews Place and Fernwood Avenue adjacent to the project site.

**Applicant:** SeaZen-AHC 1375 c/o Mitchell Hanzik  
Representative: Dana Sayles, Three6ixty

**Appellant No. 1:** Supporters Alliance for Environmental Responsibility  
Representative: Richard Drury, Lozeau Drury LLP

**Appellant No. 2:** Tabatha Yelos

**Staff:** Erin Strellich, City Planning Associate  
(213) 847-3626  
[erin.strellich@lacity.org](mailto:erin.strellich@lacity.org)

Maya Zaitzevsky, Associate Zoning Administrator

6. [APCC-2019-1381-SPE-SPP](#)  
CEQA: ENV-2019-1382-CE  
Plan Area: Central

Council District: 14 – Huizar  
Last Day to Act: 09-28-19

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 400 South Broadway (400-422 South Broadway; 218 and 230 West 4<sup>th</sup> Street)

### **PROPOSED PROJECT:**

The proposed Project involves the installation of two illuminated Open Panel Roof Signs, displaying off-site advertising content, and one Blade Sign, displaying on-site advertising content, on a new 35 story, 388 foot high mixed-use condominium building under construction (Perla). The proposed Open Panel Roof Signs each measure 75 feet wide by 35 feet tall. The signs are proposed to be mounted on the mechanical penthouse of the building and will have a maximum height of 446 feet 2 inches above grade and 58 feet 2 inches above the roofline. One sign faces Broadway to the west, while the other sign faces Frank Court (alley) to the east. The proposed Blade Sign is 24 feet tall, with a maximum height of 43 feet 9 inches above grade, and is proposed to be mounted on the Broadway façade of the building. The Blade Sign is proposed to project a maximum of 4 feet 2 inches from the building façade.

### **REQUESTED ACTION(S):**

1. Pursuant to CEQA Guidelines, Section 15311, Class 11, 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;
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC) and Section 7.6 of the Historic Broadway Sign Supplemental Use District, a Specific Plan Exception (SPE) to allow two illuminated Open Panel Roof Signs with a maximum height above roofline of 58 feet 2 inches, in lieu of the maximum height above roofline of 35 feet as otherwise allowed by Section 9.12 C of the Historic Broadway Sign Supplemental Use District; and
3. Pursuant to Section 11.5.7 C of the LAMC and Section 7.1 of the Historic Broadway Sign Supplemental Use District, a Project Permit Compliance for the installation of two illuminated Open Panel Rooftop Signs and one Blade Sign within the Historic Broadway Sign Supplemental Use District.

**Applicant:** Charles (Qi) Wang, Broadway Elite, LLC  
Representative: Hamid Behdad, Central City Development Group

**Staff:** Michael Sin, City Planning Associate  
(213) 978-1345  
[michael.sin@lacity.org](mailto:michael.sin@lacity.org)

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, September 24, 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](mailto:apccentral@lacity.org).