

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, OCTOBER 22, 2019, AFTER 4:30 P.M.  
LOS ANGELES CITY HALL  
200 NORTH SPRING STREET, ROOM 1070  
LOS ANGELES, CA 90012**

Oliver DelGado, President  
Nicholas Schultz, Vice President  
Jennifer Chung-Kim, Commissioner  
Jennifer Barraza Mendoza, Commissioner  
Ilissa Gold, 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. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

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 – August 27, 2019, September 10, 2019 and September 24, 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. **ZA-2017-4610-CU-MCUP-SPR-1A**

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

Council District: 14 - Huizar  
Last Day to Act: 10-22-19  
Continued From: 04-09-19  
05-14-19  
08-27-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 949 South Hope Street; (615 West Olympic Boulevard;  
950 South Flower Street; 600 West 9<sup>th</sup> 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 CEQA Guidelines, Section 15332, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to 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 or 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](mailto:william.hughen@lacity.org)  
Henry Chu, Associate Zoning Administrator

6. [APCC-2019-685-ZCJ-HD](#) Council District: 10 – Wesson, Jr.  
CEQA: ENV-2019-686-ND Last Day to Act: 10-22-19

**PUBLIC HEARING** – Completed June 4, 2019

**PROJECT SITE:** 355 South Kingsley Drive

**PROPOSED PROJECT:**

The demolition of an existing single-family residential structure and the construction, use, and maintenance of a five story, 19-unit multi-family residential structure reserving one unit for Extremely Low Income Households and two units for Very Low Income Households, providing 25 automobile parking spaces over one subterranean parking level and one at-grade parking level, and providing 21 bicycle parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-686-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City, and Adopt the Negative Declaration.
2. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone and Height District Change request for an R1-1 Zone to an R4-2 Zone along with the construction, use and maintenance of a new five-story, 19 unit residential building.

**Applicant:** Eric Kwon, 355 Kingsley LP  
Representative: Eric Kwon, KSK Design Inc.

**Staff:** James Howe  
(213) 978-1492  
[james.howe@lacity.org](mailto:james.howe@lacity.org)

7. **ZA-2018-6718-CUB-CUX-1A**

CEQA: ENV-2018-6721-CE

Plan Area: Westlake

Council District: 1 - Cedillo

Last Day to Act: 11-05-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 607 South Park View Street (603-619 South Park View Street, 606-614 South Carondelet Street; 2400-2416 West 6<sup>th</sup> Street)

**PROPOSED PROJECT:**

The proposed project involves tenant improvements to the basement, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors of an existing 113,210 square-foot hotel with accessory assembly uses (The MacArthur – City of Los Angeles Cultural Monument No. 267) to create a performing arts center (Erebus) that will be approximately 90,835 square feet and of which will occupy the entire basement, northern portion of the 1<sup>st</sup> floor, and the entire 2<sup>nd</sup> through 4<sup>th</sup> floors. In conjunction with the performance arts center, the project is also proposing the sale and dispensing of a full line of alcoholic beverages for on-site consumption. The proposed performing arts center is requesting total indoor seating for 2,070 patrons along with live entertainment and dancing, and the hours of operation from 6:00 a.m. to 2:00 a.m., daily.

**APPEAL:**

An appeal of the August 7, 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, Sections 15301 and 15305, (Class 1 and Class 5) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. Approved, pursuant to Section 12.24-W 1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a performing arts center within an existing hotel in the C2-2 and R4-2 Zones; and
3. Approved, pursuant to Section 12.24-W 18 of the LAMC, a Conditional Use Permit to allow patron dancing in conjunction with the live entertainment on the basement through fourth floors of a performing arts center within an existing hotel in the C2-2 and R4-2 Zones.

**Applicant:** PV Productions, LP  
Representative: Elizabeth Peterson, Elizabeth Peterson Group

**Appellant:** Robin Lifland

**Staff:** Lilian Rubio, City Planning Associate  
(213) 978-1840  
[lilian.rubio@lacity.org](mailto:lilian.rubio@lacity.org)

Franklin N. Quon, Associate Zoning Administrator

8. [ZA-2019-0510-CUB-CUX-1A](#)  
CEQA: ENV-2019-0511-CE  
Plan Area: Wilshire

Council District: 10 – Wesson, Jr.  
Last Day to Act: 11-17-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3900 West 6<sup>th</sup> Street (3900-3902 West 6<sup>th</sup> Street,  
607-609 South Oxford Street)

**PROPOSED PROJECT:**

To allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the 6,456 square foot expansion of an existing 12,300 square-foot restaurant (SMT LA), having 285 interior seats, with a 1,142 square foot on-site uncovered outdoor patio area on the second floor having 42 exterior seats, and a 847 square-foot uncovered outdoor patio area in the public right-of-way having 44 exterior seats. The project is proposing live entertainment, consisting of karaoke and public and patron dancing, in conjunction with a 670 square foot dance floor. Proposed hours of operation are from 10:00 a.m. to 2:00 a.m., daily.

**APPEAL:**

Appeals of the August 16, 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, Sections 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. Approved, pursuant to Section 12.24-W 1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant and karaoke lounge; and
3. Approved, pursuant to Section 12.24-W 18 of the LAMC, a Conditional Use Permit to allow live entertainment including public patron dancing, in conjunction with a proposed restaurant and karaoke lounge.

**Applicant/**

**Appellant No. 1:** Jin Kyu Lee, Creative Space Development, LLC  
Representative: Alex Woo, Genesis Consulting, Incorporated

**Appellant No. 2:** Timothy G. Cunniff and Keith J. Kresge

**Staff:** James R. Howe, City Planning Associate  
(213) 978-1492  
[james.howe@lacity.org](mailto:james.howe@lacity.org)

Franklin N. Quon, Associate Zoning Administrator

9. [DIR-2016-4920-SPR-1A](#)  
CEQA: ENV-2016-4921-CE  
Plan Area: Hollywood

Council District: 13 – O'Farrell  
Last Day to Act: 10-29-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1719-1731 North Whitley Avenue

**PROPOSED PROJECT:**

The demolition of six structures with 40 dwelling units and the construction, use, and maintenance of a 10 story, 160-room hotel with 122 automobile parking spaces.

**APPEAL:**

Appeals of the August 1, 2019 Planning Director's determination which:

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies; and
2. Conditionally approved a Site Plan Review to allow the construction, use, and maintenance of a 10-story, 160 room hotel with 122 automobile parking spaces.

**Applicant:** Fari Moshfegh, Whitley Apartments, LLC  
Representative: Matthew Hayden, Hayden Planning

**Appellant No. 1:** Casey Maddren, United Neighborhoods for Los Angeles (UN4LA)

**Appellant No. 2:** Susan Hunter, Los Angeles Tenants Union, Hollywood Local

**Staff:** Oliver Netburn, City Planner  
(213) 978-1382  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Tuesday, November 12, 2019** at:

Los Angeles City Hall  
200 North Spring Street, 10<sup>th</sup> Floor, 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).