

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, JANUARY 14, 2020, AFTER 4:30 P.M.  
LOS ANGELES CITY HALL  
200 NORTH SPRING STREET, ROOM 1070  
LOS ANGELES, CA 90012**

Oliver DelGado, President  
Nicholas Shultz, Vice President  
Jennifer Barraza Mendoza, Commissioner  
Jennifer Chung-Kim, 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 "About", "Commissions, Boards & Hearings," "Commissions & Hearings", and filter by "Central Los Angeles Area Planning Commission." Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 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 – October 22, 2019 and November 12, 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-2017-3832-ZAD-1A](#)**

CEQA: ENV-2017-1039-CE  
Plan Area: Hollywood

Council District: 4 - Ryu  
Last Day to Act: 1-27-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8368 Hollywood Boulevard; 8331 Marmont Lane

**PROPOSED PROJECT:**

Demolition of the existing single-family dwelling, removal of three non-protected trees, and construction of a 6,753 square-foot single-family dwelling on a 17,955 square-foot project site fronting both Hollywood Boulevard and Marmont Lane, a substandard Hillside Limited Street.

**APPEAL:**

An appeal of the October 28, 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, Section 15332, Class 32 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 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator’s determination to:
  - a. Allow the construction of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street with a roadway width that is less than the 20 feet otherwise required by LAMC Section 12.21 C.10(i)(2); and
  - b. Dismiss the construction of a new single-family dwelling on a lot which does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area as otherwise required by LAMC Section 12.21 C.10(i)(3).
3. Approved, pursuant to LAMC Section 12.37 I.5, a Waiver of Street Improvement for an extension of Marmont Lane from the northerly property line of 8360 Marmont Lane to the end of the paper street dedication as approved by the procedures of Section 12.24 X.28.

**Applicant:** Adolfo Suaya  
Representative: Howard Robinson, Howard Robinson & Associates

**Appellant No. 1:** Joy Belli, Joy Belli Living Trust  
Representative: Melvin C. Belli, The Belli Law Firm

**Appellant No. 2:** Harrison Condos  
Representative: Jerry L. Kay, Esq., Sklar Kirsh LLP

**Staff:** Amanda Briones, City Planning Associate  
[amanda.briones@lacity.org](mailto:amanda.briones@lacity.org)  
(213) 978-1328

Charlie Rausch, Associate Zoning Administrator

6. [ZA-2019-652-CUB-ZV-1A](#)  
CEQA: ENV-2019-653-CE  
Plan Area: Hollywood

Council District: 5 - Koretz  
Last Day to Act: 1-27-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8472 West Melrose Place

**PROPOSED PROJECT:**

The sale and dispensing of a full-line of alcoholic beverages for on-site consumption between the hours of 7:00 a.m. to 2:00 a.m. daily, in conjunction with a three story private 5,065 square feet women’s club, including a 1,064 square foot spa and salon on the ground floor with 16 seats (including treatment seating) on the first floor, 2,648 square feet on the second floor, which includes the restaurant, kitchen and 69 seats and a 1,000 square foot patio area with 50 seats to be used for meetings, dining and yoga classes and limited live entertainment consisting of acoustical musicians, live speakers, comedians and movie screenings.

**APPEAL:**

Partial appeal of the Zoning Administrator's determination dated October 28, 2019, to deny a Zone Variance to allow a 1,000 square foot rooftop patio dining area with 50 seats that is not otherwise permitted in the C4 Zone.

**Applicant/**

**Appellant:** Debbie Woskow, The Albright Group, LLC  
Representative: Benjamin Hanelin, Latham & Watkins, LLP

**Staff:** Jack Chiang, Associate Zoning Administrator  
[jack.chiang@lacity.org](mailto:jack.chiang@lacity.org)  
(213) 978-0195

7. **[DIR-2019-4828-CCMP-1A](#)**

CEQA: ENV-2019-4829-CE  
Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 01-26-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1606 West 11<sup>th</sup> Place

**PROPOSED PROJECT:**

A Certificate of Compatibility for the demolition of an existing, detached single-family dwelling and detached accessory structure, and the construction of a three story, four unit approximately 9,590 square foot residential building.

**APPEAL:**

Appeal of the October 28, 2019, Director of Planning determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3(b) and Section 15332, Class 32 (infill), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved with conditions, pursuant to Section 12.20.3 of the Los Angeles Municipal Code and the Pico-Historic Preservation Overlay Zone (HPOZ) Ordinance 176156, a Certificate of Compatibility for the demolition of an existing, detached single-family dwelling and detached accessory structure, and the construction of a three story, four unit approximately 9,590 square foot residential building.

**Applicant:** Wenhao Mu  
Representative: Immanuel Chiang

**Appellant:** Vida Razinia

**Staff:** Max Loder, Planning Assistant  
[max.loder@lacity.org](mailto:max.loder@lacity.org)  
(213) 847-3645

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, January 28, 2020** 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).