

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, FEBRUARY 28, 2017, after 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012

Kimberly Chemerinsky, President
Daphne Brogdon, Vice President
Jennifer Chung-Kim, Commissioner
Oliver DelGado, Commissioner
Christina Oh, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Etta Armstrong, Commission Executive Assistant I
(213) 978-1300

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.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters. 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 APC, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. **Note:** Materials received after the mailing deadline will be placed in the official case file.

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) 978-1300.

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 agenzized here, 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 No. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DEPARTMENTAL REPORT**

Items of interest.

2. **COMMISSION BUSINESS**

A. Election of Officers

B. Advanced Calendar

C. Commission Requests

D. Approval of the Minutes – January 24, 2017

3. **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.

4. **AA-2016-2034-PMLA-SL-1A**

CEQA: ENV-2016-2035-CE

Community Plan: Wilshire

Council District: 5 – Koretz

Last Day to Act: 03-16-17

Continued from 12-13-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 453-455 North Stanley Avenue

PROPOSED PROJECT:

The demolition of existing duplex, the subdivision of one lot into four lots and the construction, use and maintenance of four new small lot homes on a 6,354 new square-foot site.

APPEAL:

An appeal of the Deputy Advisory Agency approval of Preliminary Parcel Map No. AA-2016-2034-PMLA-SL for a maximum of four small lots and the construction of four small lot homes in accordance with the Small Lot Subdivision Ordinance No. 176,354 and appeal of the adoption of Categorical Exemption No. ENV-2016-2035-CE, Article III, Section 1, Class 15 as the CEQA clearance.

Applicant: Natalia Gold, Stanley Acquisition, LLC
Representative: Margaret Taylor, APEX LA

Appellant: Nora Wyman, Save Beverly Fairfax Neighborhood Organization

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

5. **APCC-2015-3286-CU-SPR**
CEQA: ENV-2015-3287-MND
Plan Area: Westlake

Council District: 1 – Cedillo
Last Day to Act: 02-24-17
Continued from 02-14-17

PUBLIC HEARING – Completed February 14, 2017

PROJECT SITE: 2401, 2405, 2411, 2417 West 8th Street;
739, 743 South Park View Street

PROPOSED PROJECT:

Construction, use, and maintenance of a six-story, mixed-use development containing approximately 121,160 square-feet of floor area with 144 dwelling units and 4,617 square-feet of ground floor commercial space on a 40,561 square-foot site.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15097 of the CEQA Statutes and Guidelines, consider adoption of Mitigated Negative Declaration (Case No. ENV-2015-3287-MND) and Mitigation Monitoring Program for the project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 V, a Conditional Use Permit to allow a Floor Area Ratio (FAR) of 3:1 in lieu of the otherwise permitted FAR of 1.5:1 for a mixed-use development in the C2-1 Zone; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of 144 dwelling units.

Applicant: John Safi, Pacific Parkview LLC
Representative: Daniel Ahadian, Nur; Development Consulting

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

6. **DIR-2015-2615-SPP-1A-M1-1A**
CEQA: ENV-2015-2616-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 02-17-17
Continued from 02-14-17

PUBLIC HEARING - Completed February 14, 2017

PROJECT SITE: 4975-4977 West Sunset Boulevard

PROPOSED PROJECT:

Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The modified project includes the addition of an outdoor patio area with a trellis and retention of existing stained glass windows.

APPEAL:

An appeal of the Planning Director's approval of a Modification to a Project Permit Compliance pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, to allow a new trellised patio

area and other exterior alterations; and of the Categorical Exemption from the environmental review pursuant to Article III, Section 1, Class 1, and Category 1 of the City CEQA Guidelines, Section 15301.

Applicant: Robert Herscu, 4975 Sunset LLC
Representative: Michael Gonzales, Gonzales Law Group APC

Appellant: Same as applicant

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

7. **ZA-2016-936-CUB-1A**
CEQA: ENV-2016-0937-MND
Plan Area: Wilshire

Council District: 10 – Wesson
Last Day to Act: 03-08-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5585 West Pico Boulevard

PROPOSED PROJECT

The sale of beer and wine for off-site consumption in conjunction with an existing convenience store.

APPEAL:

An appeal of the Zoning Administrator's determination to approve a Conditional Use Permit for the sale of beer and wine for off-site consumption, pursuant to Los Angeles Municipal Code Section 12.24 W, 1, in conjunction with a proposed 508 square-foot convenience store, and an appeal of the Mitigated Negative Declaration No. ENV-2016-0937-MND as the environmental clearance for the project, and related Mitigation Monitoring Program.

Applicant: Ali Goodwin, Topcat Motors, Incorporated
Representative: Richard Williams, F & F Drafting and Design

Appellant: Barbara G. Wells

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

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the Central Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, March 14, 2017** at

City Hall
200 North Spring Street, 10th Floor
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) 978-1300 or by e-mail at APCCENTRAL@lacity.org.