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COMMISSION MEETING AUDIO

**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**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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 **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.