

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, APRIL 25, 2017 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

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

B. Commission Requests

C. Approval of the Minutes – February 14, 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. **[ZA-2016-2478-ZV-CUB-CUX-1A](#)**

CEQA: ENV-2016-2442-CE

Plan Area: Central City

Council District: 14 - Huizar

Last Day to Act: 06-05-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1060 South Broadway; 1050-1072 South Broadway

**PROPOSED PROJECT:**

The sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed hotel with restaurants, lounges, event space, pool deck, and spa; live entertainment and public dancing within the basement restaurant, ground-floor lounge, second-floor event space, and rooftop restaurant will be provided.

**APPEAL:**

An appeal of the Zoning Administrator's determination to approve a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with proposed hotel with restaurants, lounges, event space, pool deck, and spa; an appeal of the Zoning Administrator's determination to approve a Conditional Use Permit to allow live entertainment and public dancing within the basement restaurant, ground-floor lounge, second-floor event space, and rooftop restaurant; appeal from the Zoning Administrator's determination to approve a Zone Variance for an uncovered rooftop dining with live entertainment and dancing in the C2-1-O Zone; and an appeal of the Categorical Exemption, Class 1 and Class 5, Category 1, 22 and 34, Article II, Section 1, City CEQA Guidelines, Sections 15300-15333 as the environmental clearance for the project.

**Applicant:** Charles Oakshett, New 1060 South Broadway LLC  
Representative: Elizabeth Peterson Group, Incorporated

**Appellant:** Jesus Jermosillo, Unite Here Local 11

**Staff:** Henry Chu, Associate Zoning Administrator  
[henry.chu@lacity.org](mailto:henry.chu@lacity.org)  
(213) 978-1225

5. [AA-2016-1474-PMLA-SL-1A](#)  
CEQA: ENV-2016-1475-CE  
Plan Area: Hollywood

Council District: 4 - Ryu  
Last Day to Act: 04-25-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 813 North McCadden Place

**PROPOSED PROJECT:**

A Preliminary Parcel Map for a small lot subdivision to create four (4) residential lots for the construction of four (4) single-family dwellings.

**APPEAL:**

An appeal of the Deputy Advisory Agency's determination to approve a Preliminary Parcel Map for a small lot subdivision and to deny a Zoning Administrator Adjustment to allow a building height of 34 feet in lieu of the permitted height of 30 feet in Height District 1XL; an appeal of the Categorical Exemption, Class 32, CEQA Guidelines, Section 15332 as the environmental clearance for the project.

**Applicant:** Justin Maghen, McCadden Soho, LLC

**Appellants:** Don Hunt; South Hollywood Neighborhood Association; Justin Maghen; McCadden Soho, LLC

**Staff:** Kevin Golden, City Planner  
[kevin.golden@lacity.org](mailto:kevin.golden@lacity.org)  
(213) 978-1396

6. [AA-2015-832-PMLA-SL-1A](#)  
CEQA: ENV-2015-833-CE  
Plan Area: Hollywood

Council District: 13 – O'Farrell  
Last Day to Act: 04-25-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5456 West Barton Avenue

**PROPOSED PROJECT:**

A Preliminary Parcel Map for the subdivision of the one parcel into four small lots, the demolition of the existing single-family dwelling unit on site and the development of one single-family dwelling unit and two parking spaces on each lot.

**APPEAL:**

Appeal of the entire decision by the Deputy Advisory Agency in approving a Preliminary Parcel Map for the subdivision of one parcel into four small lots, the demolition of the existing single-family dwelling unit on site and the development of one single-family dwelling unit and two parking spaces on each lot and appeal of the Categorical Exemption ENV-2015-833-CE, pursuant to CEQA Guidelines, Sections 15303 and 15332, as the environmental clearance for the project.

**Applicant:** Kamran Kazemi, Tala Associates

**Appellant:** Mike Ruiz

**Staff:** Jane Choi, Senior City Planner  
[jane.choi@lacity.org](mailto:jane.choi@lacity.org)  
(213) 978-1396

7. **DIR-2016-3612-DRB-SPP-1A**

CEQA: ENV-2016-3613-CE

Plan Area: Wilshire

Council District: 4 - Ryu

Last Day to Act: 06-05-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 610-618 South Van Ness Avenue

**PROPOSED PROJECT:**

The construction of two four-story, 45-foot high, multi-family residential structures consisting of 12 dwelling units (six dwelling units per structure) containing approximately 28,482 square feet of floor area along with 24 on-site parking spaces. The Project will utilize a by-right density bonus option by reserving a minimum of 11 percent, one (1) unit, of the nine (9) total base dwelling units permitted for Very Low Income tenants / owners for a period of 55 years.

**APPEAL:**

An appeal of the Planning Director's conditional approval of a Project Permit Compliance pursuant to Section 11.5.7C, Design Review Board pursuant to Section 16.50 of the Los Angeles Municipal Code; and an appeal of the Categorical Exemption No. ENV-2016-3613 pursuant to CEQA Guidelines, Sections 15303 and 15322, as the environmental clearance for the project.

**Applicant:** Van Ness Partners I, LLC  
Representative: Elisa Paster; Glasser Weil, Fink Howard; Avchen and Shapiro, LLP

**Appellant:** Maria Sountas-Argiropoulos

**Staff:** Joe Luckey III, Planning Assistant  
[joe.luckey@lacity.org](mailto:joe.luckey@lacity.org)  
(213) 978-1340

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, May 9, 2017** at  
City Hall  
200 North Spring Street, 10<sup>th</sup> 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](mailto:APCCENTRAL@lacity.org).