

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**  
**\*CORRECTED REGULAR MEETING AGENDA**  
**TUESDAY, MAY 23, 2017 4:30 P.M.**  
**CITY HALL, 10<sup>th</sup> FLOOR**  
**200 NORTH SPRING STREET**  
**LOS ANGELES, CA 90012**

Vacant, 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. Election of Officers

B. Advanced Calendar

C. Commission Requests

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. **DIR-2016-3969-BSA-1A**

Plan Area: Hollywood  
CEQA: N/A

Council District: 13 – O’Farrell  
Last Day to Act: 06-13-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1523-1541 North Wilcox Avenue

**APPEAL:**

Pursuant to Section 12.26 K of the Los Angeles Municipal Code, an appeal of the Planning Director’s dismissal of an appeal from a determination by the Department of Building and Safety that it did not err or abuse its discretion in not suspending action on pending HVAC and Plumbing Permit Applications; and an appeal of the Planning Director’s determination to deny an appeal from a determination by the Department of Building and Safety that did not err or abuse its discretion in issuing a Demolition Permit and a Plumbing Permit, and not suspending action on pending Building Permit Application No.16010-10000-01151 (Hotel Construction) in conjunction with the demolition of a one-story structure and the construction of a new, 10-story hotel.

**Applicant:** Wilcox Hotel, LLC  
Representative: Arthur J. Friedman, Sheppard Mullin

**Appellant:** The Sunset Landmark Investments, LLC  
Representative: Daniel Wright, The Silverstein Law Firm, APC

**Staff:** \*Azeen Khanmalek, City Planning Associate  
[azeen.khanmalek@lacity.org](mailto:azeen.khanmalek@lacity.org)  
(213) 978-1336

*\*Lourdes Green, Associate Zoning Administrator*

5. [VTT-74328-CC-1A](#)  
CEQA: ENV-2016-2050-CE  
Plan Site: Wilshire

Council District: 5 - Koretz  
Last Day to Act: 05-23-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:**     *\*118-126 North Flores Street*

**PROPOSED PROJECT:**

A Vesting Tentative Tract Map for the condominium conversion of two (2) apartment buildings with nine (9) units into an 8-unit condominium building.

**APPEAL:**

An appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract Map for the condominium conversion of two (2) apartment buildings with nine (9) units into an 8-unit condominium building, and an appeal of the determination that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 1, Class 1, Category 10 of the City of Los Angeles CEQA Guidelines and Class 32 of the State CEQA Guidelines, as the environmental clearance for the project.

**Applicant:**       *\*Guy Penini, Building Flores, LLC*  
Representative: Elisa Paster, Glaser Weil

**Appellant:**       John A. Henning, Jr.

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

6. **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, June 13, 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).