

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JUNE 13, 2017, AFTER 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Jennifer Chung-Kim, President
Daphne Brogdon, Vice President
Kimberly Chemerinsky, Commissioner
Oliver DelGado, Commissioner
Lys Mendez, 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

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-2016-4312-BSA-1A**

CEQA: N/A

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 07-03-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 6425 West Weidlake Drive

PROJECT DESCRIPTION:

Two irregularly shaped, contiguously owned lots with a total size of approximately 13,101 square feet. Frontage on the northerly side of Weidlake Drive of approximately 191 feet, and an upward slope from south to north, away from Weidlake Drive and is currently developed with a three-story, 12,078 square foot single-family home with an attached three-car garage.

APPEAL:

An appeal of the Planning Director's determination to deny an appeal of the Department of Building and Safety's determination that it did not err or abuse its discretion in issuing Orders to Comply Nos. A-4021188 and A-4095482 for the use of a single-family dwelling in the R1 Zone as a Transient Occupancy Residential Structure and ordering the discontinuance of the use of the single-family dwelling as a short-term rental.

Applicant/Appellant: Daniel Fitzgerald
Representative: Michael Gatto

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

Lourdes Green, Associate Zoning Administrator

5. [ZA-2016-4325-ZV-1A](#)
CEQA: ENV-2015-4325-CE
Plan Site: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 07-05-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5291-5299 West Fountain Avenue

PROJECT DESCRIPTION:

A flat, irregular-shaped, 6,345 square-foot corner lot with approximately 165 feet of frontage along Fountain Avenue and approximately 57 feet of frontage along Hobart Boulevard with a one-story, 5,865 square-foot commercial building.

APPEAL:

An appeal of the Zoning Administrator’s determination to approve a zone variance, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27 for an art studio within an existing building in the R3-1 Zone; and an appeal of the Categorical Exemption, Class 1, Category 1, Article III, Section 1, pursuant to CEQA Guidelines, Sections 15300 and 15333, as the environmental clearance for the project.

Applicant: Mark Grotjahn

Appellant: Doug Haines
Representative: Robert Silverstein, The Silverstein Law Firm

Staff: Oliver Netburn, City Planning Associate
oliver.netburn@lacity.org
(213) 978-1382

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 27, 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.