

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

COMMISSION MEETING AUDIO

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JULY 11, 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 – February 14, 2017, February 28, 2017 and March 28, 2017

E. Consideration of a Resolution to delegate the authority of the Central Los Angeles Area Planning Commission to the Director of Planning relative to approvals of extensions of time to act on legislative and quasi-judicial land use applications and appeals (Motion Required)

F. Consideration of the Proposed Revisions to the Central Los Angeles Area Planning Commission Rules and Operating Procedures (Motion Required)

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-2016-4751-ZAD-CUB-CU-1A](#)
CEQA: ENV-2016-4752-CE
Plan Area: Westlake

Council District: 1 – Cedillo
Last Day to Act: 08-06-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 1529-1543 West Olympic Boulevard; 940-954 South Union Avenue;
943 South Grattan Street

PROJECT DESCRIPTION:

The adaptive reuse of an existing commercial office building for the conversion, use and maintenance of a hotel; the sale and dispensing of a full line of alcoholic beverages in conjunction with a ground floor café and restaurant, a rooftop restaurant and within access-cabinets in each of the 200 guest rooms and the construction, use and maintenance of a 200 room hotel.

APPEAL:

An appeal of the Zoning Administrator's determination to approve the adaptive reuse of an existing commercial office building for the conversion, use, and maintenance of a hotel in the [Q]C1.5-1 and C2-1 Zones pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-X.1; an appeal from the Zoning Administrator's determination to approve a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a ground floor cafe and restaurant, a rooftop restaurant and access-cabinets in each of the 200 guest rooms in the [Q]C1.5-1 and C2-1 Zones pursuant to LAMC Section 12.24-W.1; an appeal from the Zoning Administrator's determination to approve a Conditional Use to allow the construction, use and maintenance of a 200 room hotel within 500 feet of an R-Zoned property pursuant to LAMC Section 12.24-W.24; and an appeal of the Categorical Exemption, pursuant to Class 32 of the CEQA Guidelines, as the environmental clearance for the project

Applicant: Union and Grattan Properties, LLC
Representative: Elizabeth Peterson, Elizabeth Peterson Group, Incorporated

Appellant: Alexandra Weyman, Unite Here Local 11

Staff: Jenna Monterrosa, City Planner
jenna.monterrosa@lacity.org
(213) 978-1377

Henry Chu, Associate Zoning Administrator

5. [DIR-2015-1455-DRB-SPP-1A](#)
CEQA: ENV-2015-4594-MND
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 07-11-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 3101 North Belden Drive

PROJECT DESCRIPTION:

The construction, use and maintenance of a new 31-foot, 7-inch tall single-family dwelling containing 2,359 square feet of residential floor area with a 369 square-foot detached garage on a vacant, upslope, 6,703 square-foot lot.

APPEAL:

An appeal of the Planning Director's conditional approval of a Project Permit Compliance Review pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC); Design Review pursuant to Section 16.50 E of the LAMC; Hollywoodland Specific Plan pursuant to Section 9.B.1 and an appeal of the Mitigated Negative Declaration No. ENV-2015-4594 and Mitigation Monitoring Program as the project's environmental clearance pursuant to the CEQA Guidelines Section 15074(b).

Applicant: Aykui Berberian
Representative: Gary Akopian

Appellant: Peter Kane

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

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, July 25, 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.