

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission Minutes  
February 14, 2017

200 North Spring Street, City Hall  
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order at 5:10 p.m. with Commissioners Oh, DelGado and Chung-Kim in attendance. Commissioners Chemerinsky and Brogdon were absent. Also in attendance were Blake Lamb, Senior City Planner, representing the Director of Planning; Ernesto Valazquez representing the Office of the City Attorney, Etta Armstrong, Commission Executive Assistant I and Cecilia Lamas, Senior Administrative Clerk for the Commission.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT**

Blake Lamb, Senior City Planner, updated the Commission on the following issues:

- Tuesday, January 31, 2017 and Wednesday, February 1, 2017 the City Council approved two new Historic Preservation Overlay Zones (HPOZ) within the Central Area Planning region. The Hollywood Sunset Square and the Oxford Square HPOZs.
- City Council denied the historical designation for Parker Center.
- February 9, 2017, the City Planning Commission approved a new project within Koreatown located at 3545 Wilshire Boulevard.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

Commissioner Chung-Kim will not attend the Commission meeting of March 14, 2017.

Approval of the minutes for the meeting of January 24, 2017 were postponed to the next meeting.

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representatives.

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**ITEM NO. 4**

**VTT-73292-1A**

CEQA: ENV-2005-6164-EIR & Addendum  
Plan Area: Hollywood

Council District: 5 – Koretz  
Last Day to Act: 02-02-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 915 North La Brea Avenue

**IN ATTENDANCE:**

Jojo Pewsawang, City Planning Associate, representing the Department; Lucille Saunders, appellant; Sabrina Venskus; Tom Warren, applicant.

**MOTION:**

Commissioner Chung-Kim put forth the actions below in conjunction with the approval of the following project:

The subdivision of three air space lots at a mixed-use development (Argelene/La Brea Gateway) with 179 residential units and 33,500 square feet of ground floor commercial uses.

1. **Find** that the project was assessed in ENV-2005-6164-EIR and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated August 7, 2016 no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. **Deny** the appeal and **sustain** the decision of the Deputy Advisory Agency to approve Vesting Tentative Tract No. 73292;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Oh, and the vote proceeded as follows:

Moved: Chung-Kim  
Seconded: Oh  
Ayes: DelGado  
Absent: Chemerinsky and Brogdon

**Vote: 3-0**

**MOTION PASSED**

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**ITEM NO. 5**

**ZA-2016-201-F-1A**

CEQA: ENV-2016-202-CE

Plan Area: Hollywood

Council District: 13 – O’Farrell

Last Day to Act: 02-15-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5365 West Fountain Avenue

**IN ATTENDANCE:**

Jack Chiang, Associate Zoning Administrator, representing the Department; Julio Hernandez, applicant/property owner.

**MOTION:**

Commissioner Chung-Kim put forth the actions below in conjunction with the approval of the following project:

An over-in-height wrought iron fence in the front yard and side yard setbacks of a reversed corner lot in conjunction with the occupancy of a single family dwelling.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Class 3, Category 1; and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Grant** the appeal in part and **sustain** in part the decision of the Zoning Administrator’s determination to approve an over-in-height wrought iron fence;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the findings as amended by the Commission.

The vote was seconded by Commissioner Oh, and the vote proceeded as follows:

Moved: Chung-Kim  
Seconded: Oh  
Ayes: DelGado  
Absent: Chemerinsky and Brogdon

**Vote: 3-0**

**MOTION PASSED**

- The Commission took a break at 6:53 p.m. and reconvene at 7:00 p.m.
- The Commission took Item No. 7 out of order.

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**ITEM NO. 7**

**APCC-2015-3286-CU-SPR**

CEQA: ENV-2015-3287-MND  
Plan Area: Westlake

Council District: 1 – Cedillo  
Last Day to Act: 02-24-17

**PUBLIC HEARING** – Completed January 18, 2017

**PROJECT SITE:** 2401, 2405, 2411, 2417 West 8<sup>th</sup> Street;  
739, 743 South Park View Street

**IN ATTENDANCE:**

Nuri Cho, City Planning Associate, representing the Department; John Safi, applicant's representative

**MOTION:**

Commissioner DelGado moved to continue the matter to the Central Los Angeles Area Planning Commission meeting of February 28, 2017. The applicant's representative presented an extension letter to the Department.

The motion was seconded by Commissioner Oh, and the vote proceeded as follows:

Moved: DelGado  
Seconded: Oh  
Ayes: Chung-Kim  
Absent: Chemerinsky and Brogdon

**Vote: 3-0**

**MOTION PASSED**

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**ITEM NO. 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

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4975-4977 West Sunset Boulevard

**IN ATTENDANCE:**

Nuri Cho, City Planning Associate, representing the Department; Michael Gonzales, applicant/appellant.

**MOTION:**

Commissioner Oh moved to continue the matter to the Central Los Angeles Area Planning Commission meeting of February 28, 2017. An extension was granted by the Commission as well.

The motion was seconded by Commissioner DelGado, and the vote proceeded as follows:

Moved: Oh  
Seconded: DelGado  
Ayes: Chung-Kim  
Absent: Chemerinsky and Brogdon

**Vote: 3-0**

**MOTION PASSED**

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**ITEM NO. 8**

**APCC-2016-3327-SPE-SPP**

CEQA: ENV-2016-1864-CE

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 04-04-17

**PUBLIC HEARING**

**PROJECT SITE:** 4718 West Franklin Avenue

**IN ATTENDANCE:**

Mindy Nguyen, City Planner, representing the Department; Andrew H. Kil, applicant’s representative.

**MOTION:**

Commissioner DelGado put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing single-family dwelling, and the construction, use and maintenance of a three-story, six (6) unit residential development with subterranean parking, located within Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP).

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve** a Specific Plan Exception from Section F.2 of the Vermont/Western SNAP, Ordinance 173,749, from Section 7.E of the Vermont/Western SNAP (Ordinance 184,414) to allow a 15-foot front yard setback in lieu of the otherwise required 74.62-foot front yard setback;
3. **Approve** a Project Permit Compliance to allow the construction, use, and maintenance of a three-story, six (6) unit residential development with subterranean parking, located within Subarea A of the Vermont/Western SNAP (Ordinance 184,414);
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

The motion was seconded by Commissioner Oh, and the vote proceeded as follows:

Moved: DelGado  
Seconded: Oh  
Ayes: Chung-Kim  
Absent: Chemerinsky and Brogdon

**Vote: 3-0**

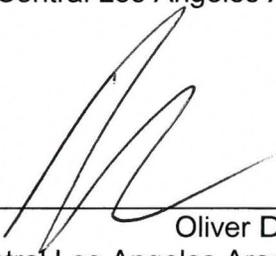
**MOTION PASSED**

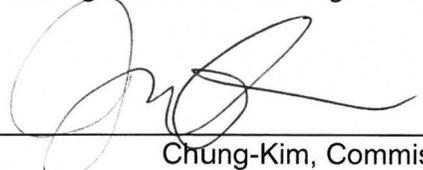
There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 8:51 p.m.

**ADOPTED**  
CITY OF LOS ANGELES

JUL 11 2017

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE

  
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Oliver DelGado, Commissioner  
Central Los Angeles Area Planning Commission

  
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Chung-Kim, Commissioner  
Central Los Angeles Area Planning Commission

  
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Etta M. Armstrong, Commission Executive Assistant I  
Central Los Angeles Area Planning Commission