

**OFFICIAL**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission Minutes  
February 28, 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 4:45 p.m. with Commissioners Chemerinsky, Brogdon, Oh, DelGado and Chung-Kim in attendance. Also in attendance were Patricia Diefenderfer; 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**

There was no Departmental Report.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

Commissioner Chemerinsky moved to nominate Commissioner Christina Oh as President. The motion was seconded by Commissioner Brogdon, and the vote proceeded as follows:

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

**Vote: 5-0**

**MOTION PASSED**

Commissioner Oh moved to elect Commissioner Daphne Brogdon as Vice President. The motion was second by Commissioner Chemerinsky, and the vote proceeded as follows:

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

**Vote: 5-0**

**MOTION PASSED**

- Commissioner Brogdon will be absent on April 11, 2017.
- Commissioner Oh put forth the actions to approve the minutes of January 24, 2017 and seconded by Commissioner Brogdon.

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

**Vote: 5-0**

**MOTION PASSED**

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL**

There were two Neighborhood Council representatives. , Keith MaCoccada speaking on behalf of the Mid City West Community Council regarding Item No. 4AA-2016-2034-PMLA-SL-1A and Brad Cane from the PICO Neighborhood Council regarding Item No. 7, ZA-2016-936-CUB-1A.

- The Commission recessed at 5:18 p.m. and reconvened at 5:22 p.m., President Oh, chaired the remainder of the meeting.

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**ITEM NO. 4**

**AA-2016-2034-PMLA-SL-1A**

CEQA: ENV-2016-2035-CE

Act: 03-16-17

Community Plan: Wilshire

Council District: 5 – Koretz

Last Day to

Continued from 12-13-16

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 453-455 North Stanley Avenue

**IN ATTENDANCE:**

Jordann Turner, City Planner, Nora Wyman; Save Beverly Fairfax Neighborhood Organization and Katie Horak, appellants; Roger Bray, applicant.

**MOTION:**

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

The demolition of an existing duplex, the subdivision of one lot into four lots and the construction, use and maintenance of four new small lot homes on a 6,354 square-foot site.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Class 15, Class 3 and Class 32 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 **deny** the appeal in part;
3. **Sustain** in part, the Deputy Advisory Agency's determination for the approval of a Preliminary Parcel Map, pursuant to the provisions of Section 17.52 of the Los Angeles Municipal Code;
4. **Adopt** the Conditions of Approval as modified by the Commission and revised Exhibit 'A'; and
5. **Adopt** the Findings as amended by the Commission..

The motion was seconded by Commissioner Brogdon and vote proceeded as follows:

Moved: Chung-Kim  
Seconded: Brogdon  
Ayes: DelGado, Chemerinsky, Oh

**Vote: 5-0**

**MOTION PASSED**

- The Commission recessed the meeting at 6:54 p.m. and reconvened at 7:05 p.m.
- Commissioner Chemerinsky left the meeting.

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**ITEM NO. 5**

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

CEQA: ENV-2015-3287-MND

Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 02-24-17

Continued from 02-14-17

**PUBLIC HEARING** – Completed February 14, 2017

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

**IN ATTENDANCE:**

Nuri Choi, City Planning Associate, representing the Department; John Safi, applicant and Daniel Ahadian, applicant's representative.

**MOTION:**

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

Construction, use, and maintenance of a six-story, mixed-use development containing approximately 121,160 square-feet of floor area with 144 dwelling units and 4,617 square-feet of ground floor commercial space on a 40,561 square-foot site.

1. **Find** pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3287-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve** the Conditional Use Permit for a Floor Area Ratio (FAR) of 3:1 in lieu of the otherwise permitted FAR of 1.5:1 for a mixed-use development in the C2-1 Zone, pursuant to Section 12.24 of the Los Angeles Municipal Code (LAMC);
3. **Approve** the Site Plan Review for a development project which creates, or results in an increase of 144 dwelling units, pursuant to LAMC Section 16.05;
4. **Adopt** the modified Conditions of Approval; and
5. **Adopt** the amended findings.

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

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

**Vote: 4-0**

**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

Continued from 02-14-17

**PUBLIC HEARING** – Completed February 14, 2017

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

**IN ATTENDANCE:**

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

**MOTION:**

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

Modification to a Project Permit Compliance Review for a change of use from a church to creative office, and the addition of 320 square-feet to an existing mezzanine, within a one-story building located in Subarea C of the Vermont/Western Station Neighborhood Area Plan. The modified project includes the addition of an outdoor patio area with a trellis and retention of eight previously existing stained glass windows and replacement of eleven windows with glazing and casing.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article III, Section 1, Class 1 and Category 1 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15301 applies;
2. **Grant** the appeal in part and **deny** the appeal in part;
3. **Sustain** in part, the Planning Director's determination in approving a modification to a Project Permit Compliance Review for the project;
4. **Adopt** the Conditions of Approval as modified by the Commission; and
5. **Adopt** the Findings as amended by the Commission.

The motion was seconded by Commissioner Chung-Kim, and the vote proceeded as follows:

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

**Vote: 4-0**

**MOTION PASSED**

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**ITEM NO. 7**

**ZA-2016-936-CUB-1A**  
CEQA: ENV-2016-0937-MND  
Plan Area: Wilshire

Council District: 10 – Wesson  
Last Day to Act: 03-08-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5585 West Pico Boulevard

**IN ATTENDANCE:**

Aleta James, Associate Zoning Administrator, representing the Department; Barbara Wells appellant; Richard Williams, applicant's representative.

**MOTION:**

Commissioner Brogdon put forth the actions below in conjunction with the disapproval of the following project:

The sale of beer and wine for off-site consumption in conjunction with an existing convenience store.

1. **Grant** the appeal and overturn the Zoning Administrator's determination to approve a Conditional Use Permit for the sale of beer and wine for off-site consumption in conjunction with a proposed 508 square-foot convenience store; and
2. **Adopt** the Findings as stated by the Commission.

The motion was seconded by Commissioner Chung-Kim and the vote proceeded as follows:

Moved: Brogdon  
Seconded: Chung-Kim  
Ayes: Delgado, Oh  
Absent: Chemerinsky

**Vote: 4-0**

**MOTION PASSED**


There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 9:15 p.m.

**ADOPTED**

CITY OF LOS ANGELES

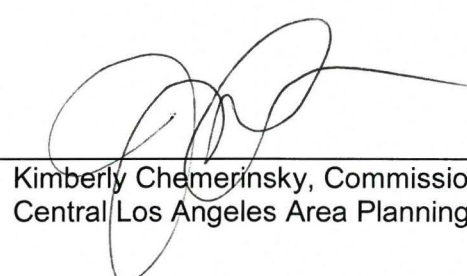
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CITY PLANNING DEPARTMENT  
COMMISSION OFFICE



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Daphne Brogdon, Vice President  
Central Los Angeles Area Planning Commission



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Kimberly Chemerinsky, Commissioner  
Central Los Angeles Area Planning Commission



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