

OFFICIAL
CITY OF LOS ANGELES
Central Los Angeles Area Planning Commission Minutes
July 11, 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.

The meeting was called to order at 5:00 p.m. with Commissioners Chung-Kim, Brogdon and Chemerinsky present. Commissioners DelGado and Mendez were absent.

Also in attendance were Jane Choi, Senior City Planner representing the Director of Planning; Ernesto Velazquez Deputy City Attorney; Etta Armstrong, Commission Executive Assistant, Jason Wong, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DEPARTMENTAL REPORT

Jane Choi, Senior City Planner updated the Commission on the following issues:

- The project at 118-126 North Flores, which was denied by the Commission, was appealed to the City Council. Council denied the appeal and upheld the decision of the Commission.

Two Hollywood community meetings took place at the Lemon Grove location and Durrant library.

- A Planning 101 meeting will be taking place on August 16, 2017.

ITEM NO. 2

COMMISSION BUSINESS

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

Moved:	Brogdon
Seconded:	Chemerinsky
Ayes:	Chung-Kim
Absent:	DelGado, Mendez

Vote: 3 - 0

MOTION PASSED

- Commissioner Chemerinsky moved to nominate Commissioner Brogdon as Vice-President. The motion was seconded by Commissioner Chung-Kim, and the vote proceeded as follows:

Moved: Chemerinsky
Seconded: Chung-Kim
Ayes: Brogdon
Absent: DelGado, Mendez

Vote: 3 - 0

MOTION PASSED

Advanced Calendar:

Commissioner Chemerinsky will be absent for the July 25, 2017 Commission meeting.

Commission Requests:

There were no requests from the Commission.

Approval of the Minutes:

Commissioner Brogdon moved to approve the minutes of February 14, 2017, February 28, 2017 and March 28, 2017. The motion was seconded by Commissioner Chemerinsky, and the vote proceeded as follows:

Moved: Brogdon
Seconded: Chemerinsky
Ayes: Chung-Kim
Absent: DelGado, Mendez

Vote: 3 - 0

MOTION PASSED

Consideration of a Resolution to delegate the authority of the Central Los Angeles Area Planning Commission to the Director of Planning:

Commissioner Chung-Kim moved to approve the Resolution to delegate the authority of the Central Los Angeles Area Planning Commission to the Director of Planning. The motion was seconded by Commissioner Chemerinsky, and the vote proceeded as follows:

Moved: Chung-Kim
Seconded: Chemerinsky
Ayes: Brogdon
Absent: DelGado, Mendez

Vote: 3 - 0

MOTION PASSED

Consideration of the Proposed Revisions to the Central Los Angeles Area Planning Commission Rules and Operating Procedures

Commissioner Brogdon moved to approve the Rules and Operating Procedures with minor corrections as suggested by the Commission Staff. The motion was seconded by Commissioner Chemerinsky, and the vote proceeded as follows:

Moved: Brogdon
Seconded: Chemerinsky
Ayes: Chung-Kim
Absent: DelGado, Mendez

Vote: 3 - 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 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 HELD

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

IN ATTENDANCE:

Henry Chu, Associate Zoning Administrator; Alexandra Weyman, appellant; Elizabeth Peterson, representing the applicant.

MOTION:

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

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.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and **Sustain** the Zoning Administrator's determination to approve the project;
3. **Adopt** the Conditions of Approval;

4. **Adopt** the amended Findings including a modification to the Exceptions Narrative for Class 32, Categorical Exemption.

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

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

Vote: 3 - 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 3101 North Belden Drive

IN ATTENDANCE:

Nuri Choi, City Planning Associate; Peter Kane, appellant; Aykui Berberian, applicant; Gary Akopian, applicant's representative.

MOTION:

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

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-2015-4594-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. **Deny** the appeal and **sustain** the Planning Director's determination to conditionally approve a Project Permit Compliance Review with Design Review for the project;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

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

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

Vote: 3 - 0

MOTION PASSED


ITEM NO. 5

PUBLIC COMMENT

There were a few speakers who addressed the Commission.

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:59 p.m.

ADOPTED
CITY OF LOS ANGELES
SEP 12 2017
CITY PLANNING DEPARTMENT
COMMISSION OFFICE



Kimberly Chung-Kim, President
Central Los Angeles Area Planning Commission



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