

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Los Angeles Area Planning Commission Minutes  
September 12, 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 4:48 p.m. with Commissioners Chung Kim, Mendez and DelGado in attendance. Commissioner Chemerinsky was 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.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT**

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

- Permanent Supportive Housing Ordinance
- Motel Conversion Ordinance

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**ITEM NO. 2**

**COMMISSION BUSINESS**

Election of Officers:

Commissioner DelGado put his name forth as Vice President. The motion was seconded by Commissioner Mendez, and the vote proceeded as follows:

Moved:	DelGado
Seconded:	Mendez
Ayes:	Chung Kim
Absent:	Chemerinsky

**Vote: 3 - 0**

**MOTION PASSED**

**Advance Calendar:**

Commissioner Chung Kim will not be present for the October 24, 2017 meeting.

**Commission Requests:**

There were no requests from the Commission.

**Approval of the Minutes:**

Commissioner Mendez moved to approve the minutes of May 23, 2017, June 13, 2017, June 27, 2017, July 11, 2017 and August 8, 2017.

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

Moved: Mendez  
Seconded: DelGado  
Ayes: Chung Kim  
Absent: Chemerinsky

**Vote: 3 - 0**

**MOTION PASSED**

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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**

**GENERAL COMMENT**

There were no speakers.

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**ITEM NO. 5**

**RECONSIDERATIONS**

There were no items to be reconsidered by the Commission.

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- The Commission took a brief recess at 5:24 p.m. and reconvened with all Commissioners present.

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**ITEM NO. 6**

**ZA-2017-210-CU-1A**

CEQA: ENV-2017-211-CE

Plan Area: Hollywood

Council District: 13 – O’Farrell

Last Day to Act: 09-12-17

Continued from: 08-08-17

**PUBLIC HEARING HELD**

**PROJECT SITE:** 5815-5825 West Sunset Boulevard

**IN ATTENDANCE:**

Jack Chiang, Associate Zoning Administrator; Susan Hunter, appellant; Jerold Neuman, applicant’s representative.

**MOTION:**

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

A transient occupancy residential structure addition to an existing residential dwelling use within 500 feet of an R Zone.

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, Category 22 as the environmental clearance for the project;
2. **Grant** the appeal in part and **sustain** in part, the Zoning Administrator’s determination to approve a Conditional Use Permit to allow a transient occupancy residential structure addition to an existing residential dwelling use within 500 feet of an R Zone;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings as amended by the Commission.

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

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

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 7**

**APCC-2017-593-SPE**

CEQA: ENV-2013-1272-MND-REC2

Plan Area: Wilshire

Related Case: DIR-2013-1271-DB-SPP-SPPA-M1

Council District: 13 – O'Farrell

Last Day to Act: 09-26-17

**PUBLIC HEARING** - Completed July 25, 2017

**PROJECT SITE:** 3314, 3316, 3322, 3330 West Beverly Boulevard

**IN ATTENDANCE:**

Jane Choi, Senior City Planner; Nuri Cho, Planning Associate; Heather Waldstein, applicant's representative.

**MOTION:**

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

Construction, use and maintenance of a two- to five-story, 37,648-square-foot, mixed-use building with 40 dwelling units consisting of 39 units restricted to Low Income Disabled Persons and one (1) manager's unit, a 4,095-square-foot child care facility for up to 48 children, and 463 square feet of ancillary office space. The proposed building will contain 3,514 square feet of open space and 32 parking spaces (21 residential and 11 child care and office). The Project Site consists of two lots: Lot 1 that is located within Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP), and Lot 2 Arb 1 that is not located within the SNAP.

1. **Determine**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2013-1272-MND, adopted on February 19, 2014, and as supported by addendums to the MND (ENV-2013-1272-MND-REC1) dated September 25, 2015; and (ENV-2013-1272-MND-REC2) dated June 22, 2017 pursuant to CEQA Guidelines Section 15162 and 15164, no substantial revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. **Approve** a Specific Plan Exception from Section 8.D.1 of the Vermont/Western SNAP to allow up to 85 percent, of the minimum required 3,460 square feet of open space to be located above the grade level or first habitable room level in lieu of the maximum 50 percent allowed;
3. **Approve** a Specific Plan Exception from Section 8.D.2 of the Vermont/Western SNAP to allow 2,910 square feet of common open space on the roof deck within 20 feet of the roof perimeter to qualify in their entirety as open space, which would otherwise be excluded;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings

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

Moved: Mendez  
Seconded: DelGado  
Ayes: Chung Kim  
Absent: Chemerinsky

**Vote: 3 - 0**

**MOTION PASSED**

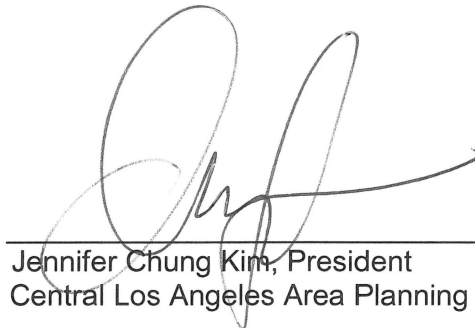
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There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 6:01 p.m.

**ADOPTED**  
CITY OF LOS ANGELES

**SEP 26 2017**

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE



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Jennifer Chung Kim, President  
Central Los Angeles Area Planning Commission



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