

COMMISSION MEETING AUDIO

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JANUARY 23, 2018 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 AND COMMISSION BUSINESS**](#)

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – January 9, 2018

2. [**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.

3. [**GENERAL PUBLIC COMMENT**](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **RECONSIDERATIONS**

- 4a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- 4b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **ZA-2017-1181-CU-ELD-SPR-1A**

CEQA: ENV-2017-1182-MND
Plan Area: Westlake

Council District: 1 – Cedillo
Last Day to Act: 01-23-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1026-1038 South Lake Street

PROPOSED PROJECT:

The construction, use, and maintenance of a seven-story, eldercare facility with two levels of subterranean parking containing a maximum of 203 residential units and guest rooms consisting of 136 guest rooms for Assisted Living Care Housing, 33 guest rooms for Alzheimer's/Dementia Care Housing, and 34 units for Senior Independent Housing. The building will have a maximum height of 82 feet to the top of the roof structures and contain approximately 93,676 square feet of floor area.

APPEAL:

Appeal of the Zoning Administrator's determination to deny the following:

1. A Conditional Use Permit to for reduced on-site parking for Senior Independent Housing and Assisted Living Care Housing in the R4 Zone pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.38;
2. An Eldercare Facility Unified Permit for the construction, use, and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Senior Independent Housing and/or Assisted Living Care Housing pursuant to LAMC Section 14.3.1 B;
3. A Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units or guest rooms pursuant to LAMC Section 16.05; and
4. Not adopt the Mitigated Negative Declaration.

Applicant /

Appellant: Paul Kim, 1990 Westwood LLC
Representative: Noel Hyun, DLA Piper

Staff: Courtney Shum, City Planner
courtney.shum@lacity.org
(213) 978-1916

Fernando Tovar, Associate Zoning Administrator

6. [ZA-2015-3926-CU-CUB-SPPA-SPP-1A](#)

CEQA: ENV-2015-3927-MND
Plan Site: Westlake

Council District: 1 – Cedillo
Last Day to Act: 01-23-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 675-685 South Bixel Street; 1111 West 7th Street;
1112-1142 West Ingraham Street

PROPOSED PROJECT:

Demolition of an existing surface parking lot and construction of a unified, mixed-use development comprising of a 36-story, 402,939 square-foot mixed-use building containing 422 residential dwelling units and approximately 5,597 square feet of ground floor commercial retail uses in “Site A” and a

7-story, 71,571 square-foot hotel with 126 guest rooms and ground floor retail uses in “Site B”.

APPEAL:

Appeal of the Zoning Administrator’s determination to approve the following:

1. Pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and the Central City West Specific Plan (CCWSP) a Project Permit Compliance for the project;
2. Pursuant to LAMC Section 11.5.7 E a Project Permit Adjustment from Sections 4 and 6.G.4 of the CCWSP to permit the ground floor levels to range from 3-foot 11-inch above curb level and 4-foot 1-inch below curb level, and a 44 foot Ground Floor depth for a portion of the hotel building in Site B;
3. Pursuant to LAMC Section 12.24 W.19(a), a Conditional Use Permit to allow an averaging of floor area ratio for a maximum of 474,510 square-foot across the entire unified development site over Site A and Site B;
4. Pursuant to LAMC Section 12.24 W.19(b), a Conditional Use Permit to allow a transfer of residential density for a maximum for 422 residential dwelling units and 126 hotel guestrooms across the entire unified development site over Site A and Site B;
5. Pursuant to LAMC Section 12.24 W.24 a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on-site consumption within a 71,571 square-foot hotel.

Appeal of the Zoning Administrator’s determination to dismiss the following:

1. A Project Permit Adjustment from Appendix C, Section 1.C of the CCWSP to permit a three (3) foot open space setback along South Bixel Street in lieu of the five (5) feet otherwise required based on the adoption of the Mobility Element in the City’s General Plan by the City Council on August 11, 2015;
2. A Project Permit Adjustment from Appendix C, Section 1.G of the CCWSP to permit a three (3) foot highway dedication and street improvement along West 7th Street in lieu of the five (5) feet otherwise required based on the adoption of the Mobility Element in the City’s General Plan by the City Council on August 11, 2015; and
3. Dismiss a Condition use to allow a 71,571 square-foot hotel and its ancillary ground commercial uses located in the C4(CW)-U/6 zone and Regional Center Commercial Land use within 500 feet of an R zone based on the authority of an Inter-Departmental Correspondence issued by both the Department of City Planning and the Department of Building and Safety, dated February 27, 2014;

An Appeal of the Zoning Administrator's adoption of Mitigated Negative Declaration, mitigation measures and Mitigation Monitoring Program prepared for the project.

Applicant: John Young, Career Loft, LLC
Representative: Alex Irvine, Irvine and Associates

Appellants: Tom Canas, and Marie Givertz, 1100 Wilshire Property Owners Association
Representative, Douglas P. Carstens, Chatten-Brown & Carstens LLP;

Rachel Torres, UNITE HERE Local 11;

John Mackey, Little Wood Landing, LLC,
Representative: Gideon Kracov, Law Office of Gideon Kracov

Staff: Azeen Khanmalek, City Planning Associate
azeen.khanmalek@lacity.org
(213) 978-1336

Jack Chaing, Associate Zoning Administrator

7. **DIR-2017-422-BSA-1A**

CEQA: N/A

Plan Site: Hollywood

Council District: 4 – Ryu
Last Day to Act: 01-28-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1410 North Tanager Way

APPEAL:

Appeal of the Planning Director's determination to deny the following:

The Department of Building and Safety (LADBS) that it erred or abused its discretion in issuing Building Permit Nos. 14030-30000-06992 (grading), 14030-30001-06992 (revised grading), 14010-30000-03562 (new Single Family Dwelling with attached garage), 14010-30001-03562 (revised floor plans and structural inventory), 14047-30000-01627 (new pool and spa), 14047-30001-01627 (revised pool and spa), 15020-30001-00272 (revised shoring), and 14030-30000-02880 (new retaining walls), for a single family dwelling development.

Owner: Tanager NK, LLC

Appellant: James Samatas
Representative: Jack H. Rubens, Esq., Sheppard, Mullin, Richter & Hampton LLP

Staff: Jason Hernandez, Planning Assistant
jason.hernandez@lacity.org
(213) 978-1276

Jack Chiang, Associate Zoning Administrator

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m.** on **Tuesday, February 13, 2018** 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.