

**OFFICIAL**  
CITY OF LOS ANGELES  
Central Area Planning Commission Meeting Minutes  
January 23, 2018  
200 North Main Street, City Hall, 10<sup>th</sup> Floor Conference Room 1070  
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 5:16 p.m. with Commissioners Chung Kim, Mendez, and Barraza present. Commissioner DelGado was not in attendance.

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

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

Jane Choi, Senior City Planner, had no report.

**COMMISSION BUSINESS**

- A. Advanced Calendar:  
There were no planned absences announced.
- B. Commission Requests:  
There were no requests made by the Commission.
- C. Approval of the Minutes:  
The January 9, 2018 minutes were continued to the next Commission meeting

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representative.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

There were no members of the public who requested to address the Commission.

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**ITEM NO. 4**

**RECONSIDERATION**

There were no items reconsidered.

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Commissioner Chung Kim took Item No. 6 out of order.

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**ITEM NO. 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 7<sup>th</sup> Street;  
1112-1142 West Ingraham Street

**IN ATTENDANCE:**

Elizabeth Comacho, applicant's representative.

The applicant requested a continuance to the Commission meeting of February 13, 2018.

**MOTION:**

Commissioner Mendez moved to continue the matter until the Central Los Angeles Area Planning Commission Meeting of February 13, 2018. Commissioner Barraza seconded the motion, and the vote proceeded as follows:

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

**Vote: 3 - 0**

**MOTION PASSED**

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**ITEM NO. 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 HELD**

**PROJECT SITE:** 1026-1038 South Lake Street

**IN ATTENDANCE:**

Fernando Tovar, Associate Zoning Administrator representing the Department; Andrew Grady, DLA Piper, representative for the applicant/appellant; Gerald Gubatan representing the Office of Councilmember Cedillo.

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The Commission took a recess at 6:43 p.m. to review the applicant's proposed Conditions and draft Findings. The Commission resumed at 7:17 p.m. with Commissioners Barraza, Chung Kim and Mendez present.

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**MOTION:**

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

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-2017-1182-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. **Grant** the appeal and **overturn** the determination of the Zoning Administrator;
3. **Approve** 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;
4. **Approve**, 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;

5. **Approve**, 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
6. **Adopt** the Conditions of Approval as stated on the record by the Commission; and
7. **Adopt** the Findings as stated on the record by the Commission.

Commission Chung Kim seconded the motion and the vote proceeded as follows:

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

**Vote: 3 - 0**

## **MOTION PASSED**

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### **ITEM NO. 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 HELD**

### **IN ATTENDANCE:**

Jack Chiang, Associate Zoning Administrator; David Cocke, appellant; Jack H. Rubens, Sheppard, Mullin Richter and Hampton LLP, appellant representative; Steven Summers, applicant; Daniel Freedman, applicant, representative

### **MOTION:**

Commissioner Barraza put forth the actions below in conjunction with an appeal pursuant to Section 12.26 K of the Los Angeles Municipal Code:

1. **Deny** the appeal and **sustain** the Planning Director's determination to deny an appeal from the determination of the Department of Building and Safety that it did not err or abuse 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;
2. **Adopted** the staff report Findings.

This motion was seconded by Commissioner Mendez and the vote proceeded as follows:

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

**Vote: 3 – 0**

## **MOTION PASSED**

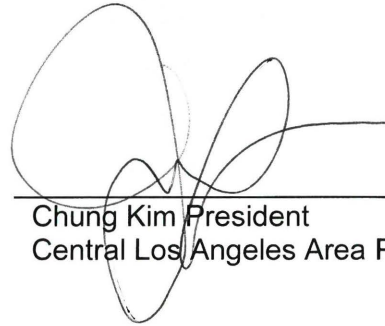
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There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned 6:30 p.m.

**ADOPTED**  
CITY OF LOS ANGELES

**FEB 13 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**



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Chung Kim President  
Central Los Angeles Area Planning Commission



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