

*Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300*

## COMMISSION MEETING AUDIO

CENTRAL LOS ANGELES AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, FEBRUARY 26, 2018 4:30 P.M.  
CITY HALL, 10<sup>TH</sup> 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 – February 13, 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**

- a. **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.
- b. **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. **APCC-2015-3032-SPE-SPPA-SPP-MSC**

CEQA: ENV-2015-3033-EIR; SCH No. 2016031029  
Plan Area: Westlake

Council District: 1 – Cedillo

Last Day to Act: 03-27-18

**PUBLIC HEARING** - Completed February 7, 2018

**PROJECT SITE:** 1101-1135 West 6<sup>th</sup> Street; 1324-1342 West 5<sup>th</sup> Street; 517-521 South Bixel Street

**PROPOSED PROJECT:**

A mixed-use development consisting of 369 residential units and 22,000 square feet of ground floor retail use. The project would consist of the construction of two buildings (North Building and South Building) that would be connected by a footbridge spanning above the adjacent alleyway. The North Building would include 142 apartment units within seven levels and would front on 5th Street. The South Building would include 22,000 square feet of ground-floor retail and 227 apartment units within six levels above the ground-floor retail and would front both 6th Street and Bixel Street. Both buildings include seven stories above grade and two levels of subterranean parking. In total, the project would contain approximately 348,430 square feet of floor area. As part of the project, the existing structures on-site, including a three-level parking structure, one five-story commercial office and medical office building, and one four-story commercial office and medical office building, will be demolished.

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2015-3033-EIR, SCH No. 2016031029, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C and Section 17 A.2 of the Central City West Specific Plan (CCWSP), a Project Permit Compliance for a project in the Specific Plan Area;
5. Pursuant to LAMC Section 11.5.7F, Specific Plan Exceptions from CCWSP Section 6.F-2 to:
  - a. Allow a zero front yard setback in lieu of 15 feet for the North Building;
  - b. Allow a zero side yard setback for the east and west property lines in lieu of 10 feet for the North Building;
  - c. Allow a zero rear yard setback in lieu 19 feet (15 feet+ 1 foot above the 3rd floor) of the 7 story building setback for the North Building;
  - d. From CCWSP Section 6.F-6, allow a zero rear yard setback in lieu of 19 feet for the South Building (15 feet above the 3rd floor of the 7 story building); and

- e. From CCWSP Appendix C.1.K, deviate from the street standards of Fifth Street to be consistent with Mobility 2035.
6. Pursuant to LAMC Section 11.5.7 E and CCWSP Section 6 I.3, a Project Permit Adjustment to average the permitted density and floor area for the South Building which would be occupied by a single integrated building combining access, parking, residential uses, and neighborhood serving retail straddling two zoning and land use designations (C4(CW)-U/4.5; Regional Center Commercial and C2(CW)-U/3; Community Commercial; and
7. Pursuant to LAMC Section 12.21.G a Director's Determination to allow for a 10 percent increase in the qualifying area of interior open space for a maximum of 35 percent, in lieu of the 25 percent of the total required usable open space required by 12.21 G.2(a)(4)(i).

**Applicant:** Albert Taban, Sapphire Equity, LLC  
Representative: Alex Irvine, Irvine and Associates

**Staff:** Sergio Ibarra, City Planner  
[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)  
(213) 978-1333

6. [DIR-2017-1001-DRB-SPP-1A](#)  
CEQA: ENV-2017-2449-CE  
Plan Area: Hollywood

Council District: 4 – Ryu  
Last Day to Act: 03-02-18

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3214 North Lugano Place

### **PROPOSED PROJECT:**

Construction, use, and maintenance of a new 36-foot tall single-family residence containing 2,710 square feet of residential floor area with a 465-square-foot attached two-car garage and three (3) uncovered parking spaces on a vacant, upslope, 6,832-square-foot lot.

### **APPEAL:**

An appeal of the Planning Director's conditional approval of a Project Permit Compliance Review and Design Review pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code (LAMC) and Section 9.B.1 of the Hollywoodland Specific Plan and an appeal of the Categorical Exemption pursuant to CEQA Guidelines Section 3, Article II, Class 3, Category 1 and State CEQA Statutes and Guidelines, Article 19, Section 15332, Class 32, as the environmental clearance for the project.

**Applicant:** Stephanie Savage and Michael Swischuk

**Appellant:** Wrenn Chais  
Representative: Kristina Kropp, Luna & Glushon

**Staff:** Nuri Cho, City Planning Associate  
[nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
(213) 978-1177

7. [ZA-2016-2548-CUB-CUX-1A](#)  
CEQA: ENV-2016-2549-MND  
Plan Area: Hollywood

Council District: 5 – Koretz  
Last Day to Act: 02-26-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 520, 520 ½ and 522 North La Brea Avenue

**PROPOSED PROJECT:**

The sale and dispensing of a full line of alcoholic beverages for on-site consumption and public dancing in a proposed theater with live entertainment.

**APPEAL:**

Appeal of the Zoning Administrator's determination to approve a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed theater featuring live entertainment and a Conditional Use Permit to allow patron dancing in conjunction with a proposed theater, an appeal of the Mitigated Negative Declaration, No. ENV-2016-2549-MND ("Mitigated Negative Declaration"), and Mitigation Monitoring Program prepared for the project.

**Applicant:** Dorothy M. Braun Trust  
Representative: Kiyoshi Graves, Urban Planning Studios

**Appellants:** Rabbi Berish Goldenberg, Yeshivath Torath Emeth Academy  
Representative: George Mhlsten Esq., David Thompson, Latham & Watkins LLP

Steven Berger, La Brea Rehabilitation Center, LLC  
Shulamith Y. May, Bnos Devorah High School  
Rabbi Avrohom Union, Rabbinical Council of California  
Yaacov Isaacs, City View  
Lawrence Polon  
Jonas Landau, Congregation Kollel Yechie Yehuda  
Rabbi Avrohom Czapnik, Jewish Learning Exchange

**Staff:** Aleta James, 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, March 13, 2018** at

City Hall  
200 North Spring Street, 10<sup>th</sup> 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](mailto:apccentral@lacity.org).