

OFFICIAL
CITY OF LOS ANGELES
Central Area Planning Commission Meeting Minutes
Monday, February 26, 2018

200 North Main Street, City Hall, 10th Floor Conference Room 1010
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 4:36 p.m. with Commissioners Chung Kim, Mendez, and Barraza present. Commissioners DelGado and Gold were absent

Also present were, Christina Toy-Lee, Senior City Planner, representing the Director of Planning; Ernesto Velazquez, Deputy City Attorney; Jason Wong, Commission Executive Assistant, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

Christina Toy-Lee, Senior City Planner, had no report for the Commission

COMMISSION BUSINESS

- Advanced Calendar:
There were no planned absences announced.
- Commission Requests:
There were no requests made by the Commission.
- Approval of the Minutes:
Commissioner Mendez moved to approve the minutes of February 13, 2018 with modifications as requested by Commission Office Staff. The motion was seconded by Commissioner Barraza and the vote proceeded as follows:

Moved: Mendez
Second: Barraza
Ayes: Chung Kim

Vote: 3 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representative.

ITEM NO. 3

GENERAL PUBLIC COMMENT

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

ITEM NO. 4

RECONSIDERATIONS

There were no items requested to be reconsidered.

ITEM NO. 5

APCC-2015-3032-SPE-SPPA-SPP-MS

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 6th Street; 1324-1342 West 5th Street;
517-521 South Bixel Street

IN ATTENDANCE:

Sergio Ibarra, City Planner, Heather Bleemers, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Alex Irvine, Irvine and Associates and Ryan Leaderman, DLA Piper, applicant's representatives; Gerald Gubatan, Senior Planning Deputy, representing the Office of Councilmember Cedillo.

MOTION:

Commissioner Mendez put forth the actions below in conjunction with the approval of the following project, including modifications made on the record as recommended by staff:

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. Find, that the Central Area Planning Commission, has reviewed and considered the information contained in the Environmental Impact Report No. ENV-2015-3033-EIR, SCH No. 2016031029, dated July, 2017 and the Final EIR, dated January 12, 2018 and Errata, dated March, 2018 (collectively, the Sapphire Project EIR) as well as the whole of the administrative record;
2. Certify the following:
 - a. The Sapphire Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Sapphire Project EIR was presented to the Central Area Planning Commission as a decision making body of the lead agency; and
 - c. The Sapphire Project EIR reflects the independent judgment and analysis of the lead agency.
3. Adopt all of the following:
 - a. The related and prepared Sapphire Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and,
 - c. The Mitigation Monitoring Program prepared for the Sapphire Project EIR.
4. Approve, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), and Section 17 A.2 of the Central City West Specific Plan (CCWSP), the Project Permit Compliance Review for the project;
5. Approve, pursuant to LAMC 11.5.7 F, the Specific Plan Exceptions:
 - a. From CCWSP Section 6.F-2 to allow a zero front yard setback in lieu of the 15 feet for the North Building;
 - b. Allow a zero side yard setback for the east and west property lines in lieu of a 10 foot setback for the North Building;
 - c. Allow a zero rear yard setback in lieu of 19 feet (15 foot+ 1 foot above the 3rd floor) of the 7 story building setback for the North Building; and
 - d. From CCWSP Section 6.F-6, allow a zero rear yard setback in lieu of 19 feet for the South Building (15 foot above the 3rd floor of the 7 story building).
6. Approve, pursuant to LAMC Section 11.5.7 E, a Specific Plan Project Permit Adjustment to average or reallocate the permitted density and floor area within the South Building portion of the site;
7. Approve, 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);
8. Approve a Specific Plan Exception from CCWSP Appendix C.1.K to deviate from the street standards of Fifth Street to be consistent with the newly adopted Mobility Element;
9. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Corrections / Modifications dated February 26, 2018; and
10. Adopt the Findings as amended by the Commission.

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

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

Vote: 3 - 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 3314 North Lugano Place

IN ATTENDANCE:

Nuri Cho, City Planning Associate, Mindy Nguyen, City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Stephanie Savage and Michael Swischuk, applicants; Wrenn Chais, appellant; Kristina Kropp, Luna & Glushon, appellant's representative.

The Commission President recessed the meeting at 6:03 p.m. and again at 7:37 p.m. and reconvened the meeting at 6:07 p.m. and 7:56 p.m. respectively with Commissioners Barraza and Mendez present.

MOTION:

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

1. Determine based on the whole of administrative records the project is exempt from CEQA, pursuant to Section 3, Article II, Class 3, Category 1 and State CEQ Statutes and Guidelines, Article 19, Section 15332, Class 32, 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 determination of the Planning Director in approving a Project Permit Compliance Review and Design Review for the project;
3. Adopt the Conditions of Approval and modify Exhibit A; and
4. Adopt the findings.

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

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

Vote: 3 - 0

MOTION PASSED

ITEM NO. 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 HELD

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

IN ATTENDANCE:

Aleta James, Associate Zoning Administrator, representing the Planning Department; Ryan Braun and Dorothy Braun, applicants; Kiyoshi Graves, Urban Planning Studios and Frank Revere, applicants' representatives; George Mhlsten, Latham & Watkins, LLP, representing Rabbi Berish Goldenberg, Yeshivath Torath Emeth Academy, appellant; Steven Berger, La Brea Rehabilitation Center, LLC, appellant; Shulamith May, Bnos Devorah High School, appellant; Wayne Sachs, Law Firm of Wayne Sachs representing, Rabbi Avrohom Union, Rabbinical Council of California, appellant; Murielle Chocron, representing Yaacov Isaacs, City View, appellant; Lawrence Polon, appellant; Michael Schwartz representing Jonas Landau, Congregation Kollel Yechie Yehuda, appellant; Michael Kopple, representing Rabbi Avrohom Czapnik, Jewish Learning Exchange; Aviv Kleinman representing the Office of Councilmember Koretz.

MOTION:

Commissioner Mendez put forth the actions below in conjunction with the approval of the following project, with modifications by the Commission as stated on the record:

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.

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-2016-2549-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 appeals and sustain the Zoning Administrator's determination to approve a Conditional Use Permit for 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;
3. Adopt the Conditions of Approval, as modified by the Commission; and
4. Adopt the Findings.

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

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

Vote: 3 - 0

MOTION PASSED

Ms. James requested that the Commission reconsider the matter to allow consideration of technical corrections to the Zoning Administrator recommendation.

Commissioner Mendez moved to reconsider the matter. The motion was seconded by Commissioner Barraza and the vote proceeded as follows:

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

Vote: 3 - 0

MOTION PASSED

Ms. James read technical corrections into the record.

Commissioner Mendez put forth the actions below in conjunction with the approval of the following project, with modifications by the Commission and the Associate Zoning Administrator as stated on the record:

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.

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-2016-2549-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 appeals and sustain the Zoning Administrator's determination to approve a Conditional Use Permit for 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;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's technical corrections; and
4. Adopt the Findings.

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

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

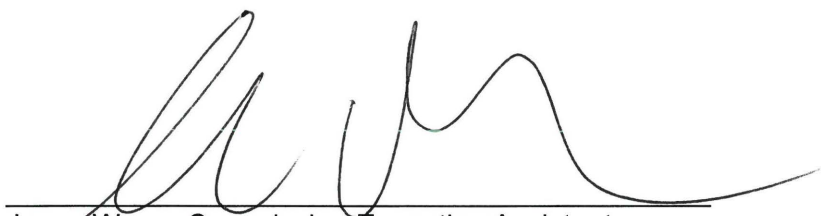
Vote: 3 - 0

MOTION PASSED

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned 11:50 p.m.



Jennifer Chung Kim, President
Central Los Angeles Area Planning Commission



Jason Wong, Commission Executive Assistant
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAR 13 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**