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COMMISSION MEETING AUDIO

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 8, 2018, 2018 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

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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 – April 24, 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 **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. **ZA-2017-3446-VCU-CUB-ZAA-SPR-1A**

CEQA: ENV-2017-3447-CE
Plan Area: Wilshire

Council District: 10 – Wesson Jr.
Last Day to Act: 06-10-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 966 South Dewey Avenue

PROPOSED PROJECT:

The construction, use and maintenance of a six-story hotel with 99 guest room, 63 automobile parking spaces and 10 bicycle parking spaces on a 23,626 square-foot site in the R4-1 Zone.

APPEAL:

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

1. Pursuant to Sections 12.24 W.24 and 12.24 T of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use Permit, to allow a hotel in the R4 Zone;
2. Pursuant to LAMC Section 12.24 W.1, 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 hotel;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow five-foot northerly and southerly side yard setbacks in lieu of the minimum nine feet required and to allow a 15-foot rear yard in lieu of the minimum 18 feet required;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a hotel that results in a net increase of more than 50 guest rooms; and
5. An appeal of the Zoning Administrator's determination that the project is Categorically Exempt pursuant to Article III, Section 1, Class 32 (Infill Development) of the City CEQA Guidelines as the environmental clearance for the project.

Applicant: Ha Kee W and Kyung H, La Villa Puente, LTD
Representative: Milan L. Garrison, Maxsum Development, LLC

Appellants: David Kim
Representative: Greg Wittmann, 500r LLC

Natalie Schuman, UNITE HERE Local 11

Staff: Jojo Pewsawang, City Planner
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(213) 978-1214

Henry Chu, 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, May 22, 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.